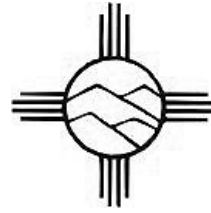


Tierra Grande Tales 'n' Trails

FEBRUARY 2015



Tierra
Grande
Improvement
Association

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

2014 TGIA Accomplishments

During 2014, your annual assessments supported the common good of the Tierra Grande community. Together we have:

- Continued to keep the cost of day to day operations under control
- Successfully protested property tax increases on TGIA- owned properties in Socorro County
- Sold six properties in foreclosure – recouping expenses and earning assessments
- Renegotiated a five-year office lease at the same rate (no increase in 20 years)
- Received nine donated lots from TGIA members
- No assessment increase since 1995

Kept TGIA Up To Date

- Replaced two Tierra Grande billboards located at the northern and southern end of the community
- Remodeled the current office space for the first time in over 20 years which made a big difference in the environment
- Updated the computer system
- Updated the TGIA website – www.tierragrande.org

Provided Ongoing Service to Our Members

- Worked with the Valencia County Road Department to maintain our roads on a routine basis
- Worked with the Valencia County Sheriff's Department to ensure adequate police protection for residents
- Cleared the way with Mountain States Constructors to release a large amount of various size rock/gravel free for use of our members
- Communicated with the membership regarding the proposed CO2 pipeline by Kinder Morgan
- Researched conservation easements for the Open Space
- Cleared 14 property ownership / titles with the Valencia County Assessor's office
- Cleared up property ownership / title problems with Socorro County resulting from bad deeds, poor title searches, and the transition of the Socorro County Assessor to a new billing system
- Filed six death certificates, where owners were joint tenants, for Valencia County property owners at no cost
- Organized a community cleanup with two dumpsters provided at no cost from Valencia County
- Protected the Open Space by communicating with members, the BNSF railroad, and the New Mexico Department of Fish & Game which oversees the Big Horn Sheep population
- Achieved another successful financial audit/review
- Maintained financial stability and integrity
- Instituted policies to meet the requirements of New Mexico House Bill 497 regarding associations
- Installed a Little Free Library within the Tierra Grande

Community

- Worked with Community Watch to help keep Tierra Grande one of the safest communities around

On a Day-to-Day Basis

- Worked with Valencia County representatives on issues related to Tierra Grande
- Attended and communicated with area governments and attended community meetings in order to keep TGIA owners abreast of developments and information
- Enforced the Protective Covenants to assure orderly development of our community
- Paid the insurance and property taxes on the Open Space and the TGIA Fire Station (\$10,000 +)
- Worked with cattle grazers, developers, and individuals with vested interests in Tierra Grande
- Communicated with TGIA members via email about issues related to the community
- Tierra Grande has almost 2,600 land owners. During 2014 the office answered their calls, met with many of them directly, represented the membership when necessary, and responded to member issues and concerns professionally and as quickly as possible.



Little Free Library Open for TG

The grand opening of Tierra Grande's Little Free Library took place on Friday, October 10, 2014. The Little Free Library is located at the Mallette Drive (main) entrance to Tierra Grande. Pictured, from left, are Vince Giangrossi, resident; Sue Moran association administrator and resident; Bobby Caldwell and his wife Hazel, members; and Judi Magnussen, association vice president and resident.

Tierra Grande Community Watch

The Tierra Grande Community Watch met on Saturday, Oct. 18, 2014, at the Tierra Grande administrative office which comfortably fit the 24 members in attendance.

Community Watch Coordinator Ernie Nagy conducted the meeting which included discussing recent incidents. He emphasized the importance of knowing your neighbors and being familiar with the vehicles owned by residents.

Administrator Sue Moran noted she had been informed by the County Sheriff that Tierra Grande is one of the safest communities in Valencia County.

Allen Hancock gave an update on the activities of the Socorro Electric Cooperative Board of Trustees.

Sue Moran noted that Valencia County "Keep New Mexico Beautiful" provided Tierra Grande with two dumpsters at no charge for the 2014 community cleanup. Both were filled. A cleanup may be held in May / June 2015. She will try to get three dumpsters.

Sue also noted that the proposed Mandatory Garbage Ordinance for Valencia County is a no-go after a unanimous defeat by the Valencia County Commission. Residents may use the waste hauler of choice or have no service at all.

The audience agreed the TGIA office was a good meeting place (if no more than 30 people attend) so it was recommended the spring Community Watch meeting be held there.

Community Watch Meets April 25

The Tierra Grande Community Watch meeting is scheduled for Saturday, April 25, at 11 a.m. at the Tierra Grande office, 480 Rio Communities Blvd., Suite H.

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

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, 2015.

If you want to nominate someone, be sure they are willing to serve for a five-year term 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.

2015 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 2015 meeting dates are:

January 28 February 25 March 25 April 22

May 20 June 24 July 22 August 26

September 23 October 28 November 18 December 16

The TGIA Administrative Office is closed most banking holidays.

No Building Permits Issued

No building permits have been issued in Tierra Grande in the last four months.

Update on Kinder Morgan Pipeline

In the February 2014 Tales 'n' Trails newsletter a story ran about Kinder Morgan building a CO2 pipeline across areas of Tierra Grande.

It appears that only Tierra Grande landowners who own lots in Socorro County near the Abo Arroyo will be impacted by this proposed project.

Some landowners have agreed to allow Kinder Morgan an easement through their Tierra Grande property, but not every owner has agreed to an easement including the Tierra Grande Improvement Association.

TGIA is waiting for the draft Environmental Impact Study to be released by the Bureau of Land Management before considering any proposals from Kinder Morgan to cross the Open Space.

For those interested in learning more about this project here are ways to get more information:

Bureau of Land Management - call Andy Knight 575 835-0412 - Project ID number NMNM129147

Bureau of Land Management - website -www.blm.gov/nm - type "CO2 pipeline" in the search block

Resistiendo - a group of concerned citizens who oppose the project has a website: www.resistiendo.org or email them at info@resistiendo.org

TGIA will continue to keep you apprised of decisions and events as they occur.

Budget Information on TGIA Website

The Tierra Grande Annual Budget is now on the website (www.tierragrande.org) with the current budget to be uploaded upon approval of the Board of Directors.

If you have questions about the budget, contact the TGIA office via email at info@tierragrande.org or phone 505 864-2345.

TGIA Board

President - David Tibbetts

Business Owner / Surveyor - Term expires 2018

Executive V.P. & Treasurer -

Judi Magnussen

Tierra Grande resident - Term expires 2019

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

Snippets from TGIA's Past

Tierra Grande began publishing a newsletter as a result of requests from the membership to improve communications with the first edition published Jan. 3, 1977. Newsletter articles were written by members of the Board of Directors and the administrator.

The first edition of the current Tales 'n' Trails newsletter was published April 1992 with color added in December 1996.

Let's look back at issues TGIA was dealing with more than 40 years ago in January 1973 – May 1973:

- Improvement of communication between TGIA and the members resulting in the publication of the newsletter.
- Protecting the tax exempt status. TGIA's activities must be confined to owning and overseeing non-residential and non-commercial properties that are normally owned and maintained by a municipality i.e., areas that are open and accessible to the general public such as roadways, fire prevention facilities, and certain recreational facilities.

The Board must keep these limitations in mind when deciding on activity funding. IRS regulations state that the use of Association funds for construction of street improvements or utility services to serve individual lots would result in a tax liability for nearly 50% of the Association's income after deductible expenses.

- The Board adopted an active collection policy. It was resolved that in the interest of fair and equitable treatment for members, the Board adopted the resolution to pursue the diligent collection of all unpaid and delinquent assessments together with interest and costs incurred.

Pay Attention to Property Value Notice

Each early spring a notice of property value is mailed to every Tierra Grande property owner from the Valencia and Socorro County Assessors. A window of opportunity exists to protest the property value which is the basis for the property tax. The protest period ends April 30 of each year.

Many Socorro County property owners experienced a significant increase in property taxes in 2014. That increase may be reduced by contacting the Socorro County Assessor's office to request a protest form at 575 835-0714 .

The primary reason to protest the taxes in Socorro County is that the majority owners of the Tierra Grande units in Socorro County amended the covenants to allow for commercial cattle grazing of livestock.

When filling out the protest form make sure to indicate you are requesting the "grazing" exemption. Have the Notice of Value in front of you when completing the form.

If you have questions, call Sue Moran, TGIA Administrator, and she will try to help 505-864-2345.

Help Keep Records Up To Date

It is very important you keep Tierra Grande up to date regarding changes to the ownership information of your Tierra Grande lot.

Please let us know when the following changes occur:

- Change of Address,
- Change of ownership,
- Death of an owner,
- Putting the property in a trust,
- Appointing a trustee/executor authorized to handle your affairs.

Planning to Build? Read This

Tierra Grande Improvement Association enforces the protective covenants through the Architectural Control Committee.

Judi Magnussen is committee chair, Michael Mulvey and Sue Moran are members. All are residents of Tierra Grande. This Committee is appointed annually by the TGIA Board.

If you are planning to build in Tierra Grande you must first provide two sets of plans to the Architectural Control Committee to assure that the protective covenants are met for building type, size, set back requirements, and various other items. Approved plans are stamped with the seal of the Architectural Control Committee.

If the property is located in Valencia County, an application must be completed for approval of a construction permit. The application can be obtained from the Valencia County website at www.co.valencia.nm.us. The approved plans must be signed off by the appropriate code enforcement officer for FEMA and Valencia County code requirements.

Hoss Foster, current FEMA Flood Plain Manager, reports Valencia County will not approve building plans in Tierra Grande without the Architectural Control Committee stamp.

Valencia County representatives report Tierra Grande is second to Bosque Farms / Peralta in property values. This is a direct result of the work the Architectural Control Committee provides to the Tierra Grande community.

Plans must be approved by the Construction Industries Division (CID) of the State of New Mexico in Albuquerque. The current representative for our area at CID is Ron Hibner, Chief Inspector, 505 384-1070.

Contact the TGIA office before you begin planning to build in Tierra Grande to discuss your project, 505 864-2345.

Unpaid Assessments Accrue, Send Change Info to TGIA

Unpaid Assessments for 2014 have begun to accrue interest at the rate of eight percent per annum.

Accounts delinquent in the third year of nonpayment are 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 want 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 our 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.

TGIA Can Help You

A New Mexico state law requires TGIA notify new owners about the association. Sometimes, in certain instances, this office can help members in good standing with information about how to file a death certificate with the appropriate county office, how to reach the probate judge, or how or where to file a change of ownership. Please help us help you. Call us at 505 864-2345.

TGIA Administrator Expresses Thanks

By TGIA Administrator Sue Moran

Over the years many of you have expressed appreciation for what TGIA does for the membership. It is past time for us to let you know how grateful we are to have you as our members.

We would thank each of you by name but it would take a small phone book to do so. You know who you are and we know who you are.

So thank you very much to those who watch over, clean and protect the Tierra Grande Open Space, you who contribute to the success of our Little Free Library, and to the many who are a part of the Community Cleanups, the Community Watch, and ever ongoing Co-Op issues.

Thank you to those who donate handmade items to be raffled at the Annual Meeting and, of course, those who take the time out of their busy schedule to attend that meeting.

Some of you bring delicious treats into the office for the staff to enjoy — thank you.

Thank you especially to those who help your neighbors in times of need by hauling water, watching over homes, caring for abandoned animals, and visiting those in nursing homes.

There are those who address roadway issues in your area, those who willingly share knowledge and expertise to solve problems, your help is very much appreciated.

Some of you serve on the TGIA Architectural Control Committee while others serve on the TGIA Board of Directors — thank you very much.

To those who serve in the Fire Department and serve as EMT's — a special thank you.

We enjoy speaking with landowners, near and far, we thank you for taking the time to call or stop by our office.

Thank you to those who follow the covenants, you keep the community beautiful. Last but not least, thank you to all of you who pay your assessments, TGIA could not exist without you.

We are grateful for everyone's continued support and look forward to serving you in the future. Happy 2015 to All.

TGIA Sells Six Lots; More To Be Sold this Year

In June of 2014 TGIA offered six (6) lots the association owns in Unit 4 for sale to the highest bidder. Only one (1) bid was received by the July 1, 2014 deadline. The Jalapeno Corporation was awarded the bid. All of Tierra Grande's funds from foreclosure costs were recovered.

It is expected that another six (6) lots will be offered this year. This time, however, the lots will be offered individually instead of grouped together. It is hoped that this will result in more interest from buyers.

Your Last Newsletter?
A few years ago, a survey was sent to TGIA membership. Responses were compiled with two questions specifically addressed:
Should owners who choose not to pay assessment be disqualified as members with no voting rights and no privileges? The answers were:
Yes – 82% No – 15% Unchecked – 3%
Would you recommend that owners who do NOT pay assessments be charged for any request they may have? Again, the answer was clear:
Yes – 87% No – 11% Unchecked – 2%
Based on the overwhelming support, this will be the last newsletter non-paying members will receive from TGIA. Requests for maps and services from such owners to TGIA will be responded to on a fee-for-service basis. Those owners with unpaid assessments are not qualified to vote in the annual election of Board members in accordance with the Articles of Incorporation (5.a.1.)
Tierra Grande will continue to actively pursue collection on all past due accounts.

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

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