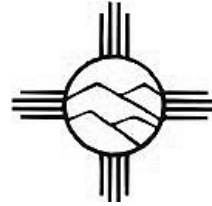


Tierra Grande Tales 'n' Trails

JUNE 2015



Tierra
Grande
Improvement
Association

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

Catching Up on Tierra Grande Activities

The May Community Watch meeting covered a variety of topics involving life in and around Tierra Grande. Community Watch Coordinator Ernie Nagy opened the meeting.

Tierra Grande Fire Station – When approved by the State Fire Marshal, the Tierra Grande and Rio Grande Estates Fire Stations will become aligned with the City of Rio Communities. Funding will then pass through Rio Communities. The leadership and association will remain the same. Tierra Grande owns the fire station which will be leased to the City. Improved fire service is expected as a result of the transition.

Volunteers – Volunteer firefighters and EMTs are needed. Training is provided. If you are interested, apply after the station transfer has been finalized.

Rural Addressing – Tierra Grande residential addresses should be four-inch-high numbers on a reflective background to help emergency responders. The numbers can be purchased at Valencia County rural addressing or Home Depot, Lowe's or Walmart.

Safety Reminder -- Residents are encouraged to familiarize themselves with vehicles in the neighborhood and know their neighbors to keep the area safe. If an alarm system is considered – an external strobe light and an external horn are two of the best deterrents. A resident recently had an alarm system installed by Alpha Alarm Inc. which offers residents a discount. Phone 505 553-5402 (Troy Brown).

No Facebook Page – Those attending the meeting agreed a Tierra Grande Facebook page would not be appropriate at this time. People felt that the current way of passing on news about the area is sufficient.

Coordinator Email – Members can contact Community Watch Coordinator Ernie Nagy at ernestnagy784@gmail.com. He will respond as quickly as possible.

Socorro Electric Co-op – The result of the Socorro Electric Co-op vote was that the reform group lost the vote. The reform group was present in the majority but the mail-in ballots outweighed those present.

Some felt ballots were very confusing. Election results might mean an increase in electric rates to fund two more trustees and proposed bylaws changes will not take place.

Roads – Talks continue with the Road Department regarding regular grading of the main roads, grading of nec-

essary roads, and not grading roads in good shape. TGIA and Valencia County are working together to improve portions of Manzanita.

Annual Cleanup – As soon as the date has been set for the annual cleanup, an email will be sent.

Next Meeting – Community Watch meets at the Tierra Grande Fire Station Saturday, October 17, at 11 a.m.

Welcome to New Residents

Please welcome new Tierra Grande residents:

Steve & Lisa Lombardi, Marta Court, Unit 2

Alan & Laura Metzgar, Balsam Circle, Unit 3

Jerry & Debra Spicher, Pito Loop, Unit 5

Nelson & Patricia Rodriguez, Manzanita, Unit 14

Galen Zens & Wendy Edeal-Zens, Tarugo, Unit 24

Construction In Tierra Grande

No building permits have been issued in the previous four months.

Unit 13 Cleaned Up Cooperatively

Over the past few months TGIA's Architectural Control Committee has worked with Valencia County Code Enforcement and a property management company to clean up a property in Unit 13 that renters trashed.

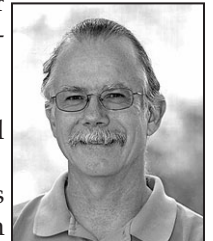
Working together, the property is now clean and free of debris. These actions keep Tierra Grande a beautiful place.

TGIA Board Candidate

HOWARD SNELL

- University of New Mexico Biology professor
- Conservation experience in Galapagos Islands, Arizona, New Mexico and California
- TGIA property owner
- Five years as a member of TGIA Board of Directors.

I look forward to preserving TGIA's unique character, especially the Open Space areas. I can bring a productive set of skills to the board to help us preserve these unique Open Space areas. I want to work together to design and implement a new association for the future of Tierra Grande.



TGIA Annual Meeting July 18, 2015 11 AM - 1 PM
Tierra del Sol Golf Club 1000 Golf Course Road Rio Communities

Unit 21 Lots Now Offered

Through donation or foreclosure default, TGIA owns several Tierra Grande lots now being sold. The lots are offered in bulk by unit. For 2015 the lots available are:

- Unit 21, Block 3, Lot 4 – 5 acres
- Unit 21, Block 3, Lot 20 – 5 acres
- Unit 21, Block 7, Lot 8 – 5 acres
- Unit 21, Block 8, Lot 8 – 5 acres
- Unit 21, Block 8, Lot 10 – 5.38 acres
- Unit 21, Block 15, Lot 7 – 5.95 acres

Minimum opening bid for all lots is \$18,800.

For further information contact TGIA at 505 864-2345 or email info@tierragrande.org by July 1, 2015.

Foreclosure Auctions Continuing

For information about upcoming foreclosure auctions, call TGIA at 505 864-2345, email info@tierragrande.org or write P.O. Box 1388, Rio Communities, NM 87002.

Tell SEC About Life Support

If someone in your home is dependent on life-support equipment, or on oxygen, do not wait until an outage to notify the Socorro Electric Cooperative about the situation.

Call SEC at 575 835-0560 or 1-800-351-7575 to be placed on the medical call list and be notified in advance of planned outages.

In addition, SEC officials suggest you have a standby generator available as a precautionary measure.

Congratulations to SODA Grads

Two Tierra Grande residents graduated from the School of Dreams Academy with scholarships.

Clara Sims, daughter of Ann Sims McCartney, signed a letter of intent to play soccer at Willamette University.

Chloe Grubb, daughter of Donald and Kim Grubb, graduated with her high school diploma plus two associate degrees from the University of New Mexico. She will attend Franklin W. Olin College of Engineering in Massachusetts starting as a junior. This summer she interns for NASA at White Sands in southern New Mexico.

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, NM 87002

11:00 A.M. -1:00 P.M. on Saturday, July 18, 2015

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. Rio Grande Estates/Tierra Grande Fire Department
5. District III Valencia County Commissioner David Hyder
6. Election Results
7. Meeting Adjourned
8. 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 17, 2015.

Snippets from the Past

Why TGIA? – Why Me?

Excerpt from the August 1977 TGIA Newsletter

Probably the most frequently asked questions we receive from members involve the general purposes of the Association and its automatic membership feature. Without getting too technical, members who purchase property in Tierra Grande should have received copies of the Association's Articles of Incorporation, Bylaws and Indenture, which contain all of the pertinent provisions regarding TGIA and its membership requirements.

TGIA is a not-for-profit income tax exempt corporation representing the interest of its members. The basic concept in its formation was to provide property owners in the Tierra Grande community with a vehicle for covering costs of common space, maintenance programs, and fire prevention.

TGIA's overall purpose is to promote the common good of the Tierra Grande area with regard to safety, culture, covenant enforcement, architectural control, communication with and assistance to members. Through the faithful payment by each member of the nominal annual charge per lot owned, when pooled and invested in interest bearing depositories, monies are available to effect a betterment of the community which will inure to the ultimate benefit of owners of property within the community. It should be clearly understood, however that TGIA funds will not be used to make improvements on privately owned individual lots.

The Indenture provided that interest may be charged on delinquent annual charges and gives the Association the right to enforce a lien against lots for which the annual charges remain unpaid. Thus, since the funds of the Association are to be used for the common good of the community, all members should contribute toward its funding.

Each member in good standing is entitled to use TGIA Open Space and may vote in membership elections at the rate of one vote for each lot owned. The five member Board of Directors guides the association and makes decisions concerning expenditure of funds. The members elect one Director at the annual membership meeting to fill vacancies created by the five year staggered terms of the Directors. Members are encouraged to attend these meetings. The Board members have consistently acted to the best interests of TGIA and its membership. Both because of the legal fiduciary obligations of the office and their own personal standards.

This article, written in 1977, holds true today to the vision and standards of TGIA and its Board.

A Very Simple Map to Tierra del Sol Golf Club



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

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

Realtors Familiar with TG

Many people have asked for contact information for area realtors familiar with Tierra Grande. Here are a few:

- Centerfire Real Estate - 505 865-7800
- Chavez Realty - 505 865-4671
- Coldwell Banker - 505 865-5500
- Exit Altura Realty - 505 866-6266
- ReMax Gallery - 505 866-2500

The IRS Will Not Call You!

If you receive a telephone call and the person on the line tells you they are from the IRS and you owe a tax debt, ask for their name and telephone number.

At this point they will probably hang up. Do not give them any information.

The IRS will never call you on the phone.

Kinder Morgan Pipeline Update

Kinder Morgan informed TGIA that as of January 28, 2015, "The Kinder Morgan easement request has been withdrawn and the Lobos (CO2) pipeline is a 'closed' item."

Kinder Morgan officials have not said whether the proposal to build the pipeline will be considered in the future. What happens depends on oil prices.

Kinder Morgan has changed its focus to projects other than the pipeline.

Go to this link for information about Kinder Morgan's plans — <http://news.kindermorgan.com/press-release/2010-present/kinder-morgan-increases-quarterly-dividend-045-share-10>.

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

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 18, 2015, AT 11:00 a.m.**

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

The undersigned hereby appoint (s) George Hobbes, 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 TGI/A 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: _____, 2015

BALLOT

Please sign and return ballot so that it is received by July 17, 2015. 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 18, 2015 meeting.

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

**VOTE FOR
ONLY
ONE**

FOR: HOWARD SNELL

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 17, 2015.

SIGNATURE (S) OF MEMBER (S):

DATE: _____

DATE: _____

- TGI/A Staff**
- Assistant Administrator – Janie Earthman
 - Newsletter Editor – Sandy Schauer
 - Administrator – Sue Moran
 - Term expires 2015
 - Professor & Curator/UNM Biology
 - Director – Howard Snell
 - Term expires 2017
 - Valencia County banker
 - Director – Michael Sumner
 - Term expires 2019
 - Tierra Grande resident
 - Judi Magnussen
 - Executive V.P. & Treasurer
 - President – Dave Tibbets
 - Surveyor/Los Lunas resident
 - Term expires 2018
 - Secretary – Carol Casperetti
 - Term expires 2016
 - Tierra Grande resident

TGI/A Board

The Valencia County Animal Shelter is looking for donations of dry and canned dog/cat food, dog/cat treats, dog/cat toys, collars, leashes, dog shampoo/conditioner, grooming tools, hand sanitizers, towels, blankets, cat litter (non-clumping), bleach (not Ultra – burns paws). Contact Animal Control at 505 866-2479 for details.

Help the Animals

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