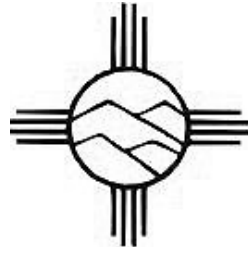


# Tierra Grande Tales 'n' Trails

October 2015



Tierra  
Grande  
Improvement  
Association

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

## Annual Meeting Year in Review

A number of events occurred in and around Tierra Grande during the year between the 2014 annual meeting and 2015 meeting. TGIA President Dave Tibbetts gave an overview of events during the 2015 meeting at Tierra del Sol Golf Club in Rio Communities.

KinderMorgan still planned on a CO2 pipeline through Tierra Grande and the surrounding environs last year. The company has withdrawn from the area and no longer has plans for such a pipeline.

The TGIA board and administrator Sue Moran had a good working relationship with Valencia County Public Works Director Kelly Bouska. She has, however, moved on from the county.

Santiago Romero is the new public works director. Tibbetts said that Sue Moran has met with Romero regarding Tierra Grande concerns and found him to be cooperative with a can-do attitude.

Over the last year a bit of confusion occurred about the ownership of Black Butte, located off Highway 60. Tierra Grande land owners were even locked in the Black Butte area due to the confusion. This has been straightened out and TGIA does, indeed, own Black Butte.



TGIA Administrator Sue Moran's granddaughter, Kate Camponovo, selected the winning raffle tickets at the annual meeting. At left is Sue's daughter and Kate's mother, Major Shannon Camponovo, USAF. In the background is Kate's father, Major J. Dominic Camponovo, USAF. See list of raffle donations page 3.

Tibbetts pointed out that Tierra Grande is a big place with "lots of moving parts." Thanks to the diligence of staff and landowners, problems can be dealt with in an expeditious manner.

The TGIA assessment has remained the same for the last 20 years. The board works hard at maintaining this record and directors take pride in no increase.

Tax rates increased in both Valencia and Socorro Counties, but Sue and the board are working on different avenues to be sure the increase is minimal.

The Architectural Control Committee has been looking at a garage turned into a residence. County officials are investigating.

When a water leak occurred in the office, TGIA Assistant Administrator Janie Earthman and her husband Mark cleaned up the mess and saved valuable documents.

Changes are happening with the Rio Grande Estates Fire Department. See the extensive article by Fire Chief Jason Gonzales on page 4 of this newsletter.

Tibbetts said he would like to see Tierra Grande move forward on gully erosion control. A few well-placed drainage structures could prevent road erosion.

Rob Barr, Valencia County Wildland Fire Prevention Coordinator, has offered to map the Tierra Grande Open Space over the next year.

Administrator Sue Moran will continue to competently balance the relationships of all people involved with TGIA, said Tibbetts. He pointed out that people work well with Sue. He said, "I appreciate Sue's spirit, energy and good will." He thanked her for serving TGIA so well.

### Foreclosure Sale Scheduled

A foreclosure sale will be scheduled before the end of 2015.

Several properties in the Valencia County portion of Tierra Grande will be offered.

For more information, please contact TGIA at 505 864-2345 or via email at [info@tierragrande.org](mailto:info@tierragrande.org).

# 2014 TGIA TREASURER'S REPORT

SOURCE OF FUNDS	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budgeted
TOTAL ASSESSMENTS - ACCRUED	\$ 129,597	\$ 128,782	\$ 128,890	\$ 124,033	\$125,000
TOTAL C.D. & MM INTEREST	1,962	840	464	583	500
Interest - Delinquent Accounts	7,023	6,910	6,775	7,488	6,000
Tower Site Rental	450	1,800	1,800	1,800	1,800
Gravel Royalty	0	101,161	2,633	0	0
Miscellaneous Income	25	0	0	10,757	8,850
<b>TOTAL REVENUE</b>	<b>\$ 139,057</b>	<b>\$ 239,493</b>	<b>\$ 138,562</b>	<b>\$ 144,661</b>	<b>\$ 142,150</b>
	<b>2011 Actual</b>	<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Budget</b>
<b>A. SALARIES</b>					
1. Administrator	\$ 27,300	\$ 27,300	\$ 27,070	\$ 16,380	16,380
2. Misc. Salaries	3,600	3,750	3,844	4,755	4,000
3. Director's Fees	6,600	6,600	6,600	6,600	6,600
4. Payroll Taxes	2,468	2,436	2,436	1,663	1,700
<b>B. RENT/UTILITIES</b>					
1. Rent	5,100	5,100	5,100	5,100	5,100
2. Telephone	2,075	2,070	2,218	2,110	2,300
3. Electricity/Gas	1,516	1,500	1,328	1,426	1,500
<b>C. GENERAL OFFICE</b>					
1. Supply/Clean	4,031	5,180	4,904	8,049	6,000
2. Postage	2,789	3,390	2,939	4,258	4,000
4. Newsletter	6,588	7,192	6,526	4,519	4,600
5. Repair & Maint./Security	685	723	769	829	900
6. Titles/Abstracts	0	0	0	0	0
<b>D. INSURANCE</b>					
1. Liability/Property	8,278	8,290	6,296	8,696	8,696
2. Directors & Officers	1,340	1,322	1,268	1,346	1,346
3. Employee Fidelity	152	178	178	178	178
4. Workers' Compensation	1,198	777	1,018	420	450
5. Umbrella	1,128	1,132	1,131	1,000	1,000
<b>E. PROFESSIONAL FEES</b>					
1. General Attorney	3,185	6,722	3,175	10,185	3,500
2. Bookkeeping	5,300	5,300	5,600	5,600	6,000
3. Audit	5,885	5,885	5,885	5,885	5,900
<b>F. LAND TAXES</b>					
1. Socorro County	526	823	676	374	500
2. Valencia County	2,446	2,575	1,130	6,184	3,500
3. Torrance County	1,094	1,052	1,093	1,093	1,100
<b>G. MISCELLANEOUS</b>					
1. Mileage/Special Projects	367	604	382	231	150
2. Meeting Expenses	2,569	3,137	3,004	3,131	3,500
<b>H. PROMOTIONAL</b>					
1. Donations	50	50	50	138	150
2. Advertising	0	746	0	0	0
3. Subscriptions	0	0	0	0	0
4. Website	809	624	348	609	650
<b>I. MAINTENANCE</b>					
1. Road Maintenance	0	0	0	0	0
2. Property Maintenance	704	5,145	2,080	1,998	2,500
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 97,783</b>	<b>\$ 109,603</b>	<b>\$ 97,038</b>	<b>\$ 102,959</b>	<b>\$ 92,650</b>

## NOT INCLUDED IN OPERATING BUDGET - capital improvements COMMUNITY MAINTENANCE & IMPROVEMENTS

	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget
Fire Station Improvements	0	0	0	0	10,000
Power line ext.	0	0	0	0	0
Office Equipment	0	0	0	3,000	3,000
Office Improvements	0	0	0	1,500	3,000
Open Space Maintenance	0	0	0	500	500
<b>TOTAL:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5,000</b>	<b>\$ 16,500</b>

	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget
<b>FORECLOSURES - Recoverables</b>					
Title Search	10,200	2,749	3,160	322	2,000
Attorney & Other Fees	58,771	16,501	21,052	14,699	15,000
<b>TGIA Beyond 2013 / Covenants</b>					
Attorney & Filing Fees	4,449	2,772	1,610	0	0
<b>TOTAL:</b>	<b>\$ 73,420</b>	<b>\$ 22,022</b>	<b>\$ 25,822</b>	<b>\$ 15,021</b>	<b>\$ 17,000</b>

## Treasurer Says

# TGIA In Excellent Financial Condition

At the end of 2014, Tierra Grande continued to be in excellent financial condition, said Judi Magnusson, TGIA treasurer, at the 2015 annual meeting.

TGIA's cash position was \$393,323, an improvement of \$53,030 over 2013.

Assets totaled \$768,489, an increase of \$31,003 with liabilities of \$44,667, an increase of \$10,746 due to the increase in foreclosure sales holdings.

Income totaled \$161,140, an increase of \$13,502 due to land sales and donated land.

Member assessments were \$134,032, a decrease of \$2,857. Donated land does not produce assessments.

## Recognizing Long Time Residents

Tierra Grande currently has approximately 150 homes in the community bringing the total population to around 300 residents. Some have lived in the area from almost the beginning. Tierra Grande recognizes the following residents:

### 30 Years – 1985

Angela Blasi

Bill Martin

### 27 Years – 1988

Clayton Self

Anita Kegler

### 25 Years - 1990

Margaret Giangrossi & Vince Giangrossi

Judi Magnusson

David Reid

Operating expenses before depreciation were \$89,528, a decrease of \$3,001 from 2013. Payroll costs decreased \$10,542 due in part to the office being open fewer hours. The reduced hours do not seem to have presented a problem with providing service in a timely manner.

Property taxes increased \$1,500.

## Thank You For The Door Prizes At Meeting

The following folks donated raffle items for the 2015 TGIA annual meeting in July.

Ross Barnes – handmade Zen candle holder made from Brazilian hardwoods and maple.

Shannon Camponovo – two mugs and salt & pepper shaker set by artist “Brito.”

Jane Chevalier – hand-designed Fabrajane egg with blue flowers.

Margaret Giangrossi – hand-crocheted “Southern Belle” doll

John Moran – two “mystery bags” filled with various new household tools such as a tape measure, flash lights, screw drivers, tarp, etc.

David Venenga – handmade metal and wood change stand made from an old horse / plow collar.

Judy Venenga – handmade lap quilt – American Flag color design

All donators live in Tierra Grande. Note the list is alphabetical.

# 2014 TGIA TREASURER'S REPORT

LIQUID ASSETS	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget
MyBank Checking	50,135	61,935	84,082	125,980	85,000
Money Market	0	0	0	0	0
Money Market	8,795	8,799	8,303	8,305	8,400
Money Market - Special Projects	7,360	98,554	111,390	111,557	112,000
High Yield Savings		55,402	55,521	55,614	56,000
CD's	105,433	50,826	50,990	51,295	127,000
Impress Account	1,500	1,500	1,500	1,500	1,500
Foreclosure Funds Held in Trust	16,765	22,702	28,357	38,918	40,000
<b>TOTAL CASH</b>	<b>\$ 189,988</b>	<b>\$ 299,718</b>	<b>\$ 340,143</b>	<b>\$ 393,172</b>	<b>\$ 429,900</b>
FIXED ASSETS	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget
Land Held for Investment	69,552	112,444	133,159	157,699	157,699
Land	281,893	281,893	281,893	281,893	281,893
Property, equipment, leasehold improvements less depreciation	255,098	200,918	105,722	70,391	70,000
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<b>\$ 606,544</b>	<b>\$ 595,255</b>	<b>\$ 520,774</b>	<b>\$ 509,983</b>	<b>\$ 509,592</b>

## MEMBERS

Total Assessed MEMBERS

Total Assessed LOTS

Total Unassessed Lots\*

\*Developer - owns 1968 unassessed lots

\*TGIA - owns 45 unassessed lots

\*Socorro County - owns 1 unassessed lot

Units 6, 7, 8, 25 and Multi-Use/Tracts are excluded from TGIA as no indentures are in force for these properties.

Actual

2,282

3,462

2,014

# RGE Fire Chief Updates Fire Department Information

By Jason Gonzales

Chief, Rio Grande Estates Fire Department

It is finally official! The Rio Grande Estate Fire Department is the newest municipal fire station in the State of New Mexico!

I am very pleased that this has been accomplished.

Things are going well for the department. Our roster is holding steady at 32 firefighters and EMTs. We operate two main fire stations, one in Rio Communities and one in Tierra Grande.



We are diligently working to have 24-hour coverage from our volunteers which is almost unheard of from a volunteer organization.

The fire stations are being prepped for the next Insurance Service Organization (ISO) audit. ISO designates the fire protection class of every fire station on a scale of 1-10 with 10 being the worst.

The scores are given based on the fire station's ability to respond and extinguish fires, the effectiveness of the 911 dispatch center, and the sustainability of the water source.

The scores are given based on the fire station's ability to respond and extinguish fires, the effectiveness of the 911 dispatch center, and the sustainability of the water source.

Currently RGEFD holds a Class 5 rating which is very good. However, we have made great strides improving many aspects and are confident that we will improve the rating further.

The addition of the 50,000 gallon water tank in Tierra Grande will undoubtedly have a large bearing on the improvement of the fire protection class.

Our volunteers are required to attend 240 hours of training in the first year of service. This is no easy feat with most volunteers having families and full-time jobs. The dedication of our staff is remarkable and unmatched by any other organization.

Ninety percent of our volunteers come from Albuquerque and the last ten percent from local

areas within the county.

It is imperative that we have more involvement from local citizens. RGEFD will be focusing heavily on obtaining more local volunteers because when a fire happens we need bodies that respond quickly from close by in order to save lives and protect property.

The fire department is working on finding avenues to replace old and outdated apparatus and equipment.

We were successful in obtaining two grants last year.

The first grant was for \$120,000 to purchase new breathing apparatus which replaced 15 and 20 year old apparatuses.

The other grant was for \$12,000 to purchase a new power cot for our medical unit. The power cot is designed to prevent back injuries for our medical staff.

We will be the first volunteer fire station in the county to have one of these. We do need one more for our other rescue vehicle.

RGEFD is still YOUR fire department. RGEFD is the primary responding station for Tierra Grande, Rio Communities, Casa Colorada, and Chamesa Estates, to name just a few. Altogether, RGEFD happily and readily covers 160 square miles of area.

We remind everyone that it's important your address is displayed in four-inch letters or bigger on the street side of your home. If it's illuminated, that is even better.

In your time of need, we can be there for you a lot faster if we can readily see your address.

Everyone needs to keep a defensible space around your home. Thirty feet around your entire home should be kept free of weeds, clutter, and flammable materials.

Wood for fireplaces and wood burning stoves should be kept at least 30 feet away from your house and brought inside in small amounts.

Thank you for all your support. The folks at the RGEFD look forward to serving you in your time of need.

# County Commissioner Addresses TGIA

Valencia County Commissioner David Hyder talked at the 2015 TGIA annual meeting about his background and thoughts he has about serving as county commissioner. He represents the current District 3 having been elected in November 2014 and sworn in on Jan 1, 2015.

Hyder said he once preferred being in the background, but he became more involved when he started trying to change laws regarding adoptees.

He and his brothers were adopted. They could not fill out medical questionnaires because they had no idea of their medical history. He began his political career by working on legislation allowing adoptees to have a copy of their original birth certificate.

He said that the actual job of a county commissioner is to set policy and procedure within the county. He said that commissioners do get complaints, but those complaints "go through the chain of command."

A couple weeks ago Hyder received pictures from Tierra Grande showing a road that had become a river. He said he met very quickly with the public works director.

He pointed out that commissioners want the support of the citizens whether good, bad, or indifferent.

Hyder said he has 208 square miles of road in his district which should be maintained. The District I Commissioner only has six square miles. All the commissioners are allocated the same amount of money for the roads in their districts. Hyder said he is trying to change this method to a percentage.

Hyder attended the National Association of Counties conference where he learned grants are available for projects. He is hopeful Valencia County can apply for and obtain grants beneficial for the citizens.

Work continues on solid waste issues, pointed out Hyder. He said the county does have a solid waste plan since there is garbage pickup. He added that he voted against hiring an individual to work on the solid waste ordinance because he did not believe the man was the right person for the project.

Hyder said he appointed TGIA Administrator Sue Moran to the Valencia County Planning and Zoning Commission because of her knowledge of the issues. He added that the county needs new ideas. New development and growth is needed on the east side of the district.

Valencia County Commissioners have passed the 2015-2016 budget. All employees will receive a raise. Hyder hopes this will prevent employee attrition.

Sue Moran said her experiences with Hyder has been very positive. He returns phone calls.



*Valencia County Commissioner David Hyder addresses the folk at the 2015 TGIA annual meeting. Photos taken at annual meeting by Judi Magnussen.*

## *How the Architectural Control Committee Serves TG*

Beginning January 1, 2015, to date, the Architectural Control Committee (ACC) has served the members of the Tierra Grande Improvement Association and addressed a myriad of issues including:

- Monitor the community at large for compliance with the covenants.
- Track approved / ongoing building plans.
- Approve new construction / placement of outbuildings.
- Work with code enforcement and law enforcement on security issues.
- Work with mortgage companies to assure safety and cleanliness of properties.
- Work with code enforcement and the State

Construction Industries Division to address non-compliance / health and safety issues.

- Work with Tierra Grande Community residents to address concerns.

Who is the Architectural Control Committee (ACC) and how are they appointed to serve?

In accordance with the protective covenants, the ACC is composed of three or more representatives appointed annually by the TGIA Board of Directors.

As a matter of practice, serving members of the ACC have been residents / landowners of the Tierra Grande community.

Judi Magnussen is chairman of the ACC. Serving as members are Sue Moran and Mike Mulvey.

## Snippets From The Past

Tierra Grande Improvement Association has come a long way in these more than 35 years

1978 — After two years of working with the local telephone provider, Mountain Bell, telephone services arrived in Tierra Grande.

1979 — The Federal Trade Commission ruled against Horizon Corporation, the original developer of Tierra Grande. The FTC ruled Tierra Grande Improvement Association was not a party to the actions of Horizon Corporation.

1980 — An IRS decision clarified that TGIA could only use funds for public type projects, i.e., the fire station, electric line expansion, that benefit the community at large or risk losing its tax exempt status.

1981 — TGIA won two lawsuits. A jury ruled that TGIA was not responsible for damage to property caused by cattle. A District Judge ruled TGIA was not responsible for maintaining roads in Tierra Grande.

1982 — Horizon, the original developer of Tierra Grande, sold its remaining 2,800 parcels in Tierra Grande to J.V. Development. J.V. Development then sold the mineral rights of those parcels to the Cibola Energy Corporation.

### Assessments / Tax Bills Sent in Fall

TGIA assessments are sent to land owners in October each year. Assessments are billed in arrears, meaning assessments are applied to 2015. Assessment payments are due by December 31, 2015. Assessments paid after December 31 start accumulating interest at eight percent per annum.

Owners of lots in the third year of non-payment are notified on the assessment bills that in January the account will be sent to legal counsel to begin foreclosure. Once proceedings begin, an additional \$200 fee is incurred on each lot in foreclosure plus legal fees.

Assessment payments are sent to TGIA at PO Box 1388, Rio Communities, NM 87002.

Property tax notices are sent by County Treasurers the beginning of November with payment due in December of the same year. Property tax payments should be sent to the treasurer of the county where the property is located. Do not send to TGIA.

### Tierra Grande Community Watch

The Tierra Grande Community Watch is scheduled to meet Saturday, October 17, 2015, at 11 a.m. at the Tierra Grande Fire Station.

It is hoped a representative from the Sheriff's Department will speak about area coverage.

Ernie Nagy, Community Watch Coordinator, will bring everyone up to date about any incidents occurring in Tierra Grande during the past six months.

Please bring a dish of food to share.

It is hoped everyone will attend.

## Socorro County Lots Now Offered

TGIA owns several Tierra Grande lots in Socorro County due to donations.

Each individual lot is being offered for an opening bid shown below.

Bids must be received by the end of the business day (4:00 p.m. Mountain Time), Monday, November 2, 2015.

For further information, contact TGIA at 505 864-2345, or via email: info@TierraGrande.org.

<u>Socorro County</u>	<u>Acres</u>	<u>Opening Bid @\$75/Acre</u>	<u>Socorro County</u>	<u>Acres</u>	<u>Opening Bid @\$75/Acre</u>
05-2-34	6.67	\$500.25	05-5-16	6.67	\$500.25
05-2-35	7.63	\$572.25	05-5-17	6.67	\$500.25
05-3-05	5	\$375.00	05-8-02	5	\$375.00
05-3-09	5	\$375.00	09-1-12	10	\$750.00
05-3-10	5	\$375.00	10-5-04	10.05	\$753.75
05-5-01	6.24	\$468.00	10-5-05	10	\$750.00
05-5-02	5	\$375.00	11-7-07	20	\$1,500.00
05-5-09	5	\$375.00	18-6-04	5	\$375.00
05-5-10	5	\$375.00			

## Howard Snell Re-elected to Board

Howard Snell was re-elected to the TGIA Board after the votes were counted at the July 2015 annual meeting. He was the only candidate on the ballot.

## Tibbetts TGIA Board President

The TGIA Board has elected the following officers for the 2015-2016 year: David Tibbetts, president; Michael Sumner, executive vice president, Judi Magnussen, treasurer; and Carol Gasperetti, secretary. The remaining board member is Howard Snell.

## TGIA Board

**President - David Tibbetts**

Business Owner/Surveyor — Term expires 2018

**Executive V.P. — Michael Sumner**

Retired Area Banker — Term expires 2017

**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 2020

## TGIA Staff

**Administrator – Sue Moran**

**Assistant Administrator – Janie Earthman**

**Newsletter Editor – Sandy Schauer**

**Architectural Control Committee**

**Chair – Judi Magnussen**

**Members – Sue Moran & Mike Mulvey**