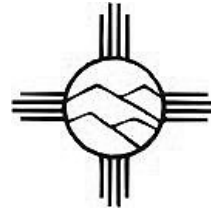


Tierra Grande Tales 'n' Trails

FEBRUARY 2016



Tierra
Grande
Improvement
Association

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

TGIA Accomplishments 2015

During 2015, 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
 - Protected TGIA-owned properties from tax increases
 - Sold 17 TGIA owned lots – recouping expenses and earning assessments
 - Received 5 donated lots from TGIA members
 - Cleared 19 property ownership / titles with the Valencia County Assessor's office
 - Cleared up an additional five errors in property ownership with Socorro County
 - Filed 5 death certificates, where owners were joint tenants, for Valencia County owners at no cost
 - Organized a community cleanup with 2 dumpsters provided at no cost from Valencia County
 - Remedied a serious erosion area that was a danger to travelers in Tierra Grande
 - Transferred the operation of the TGIA-owned fire station to the City of Rio Communities Fire Department
 - Achieved property tax exempt status for the TGIA fire station
 - Worked with Plateau Communications to bring fiber optic cables through the southwest section of Tierra Grande
 - Researched non-profit status for the Open Space
 - Through good financial oversight, there has been no TGIA assessment increase since 1995
- *On a Day-to-Day Basis Provided Ongoing Service to Our Members* —
 - Worked with the Valencia County Road Department to maintain Tierra Grande roads on a routine basis
 - Worked with the Valencia County Sheriff to ensure adequate police protection for residents
 - Protected the Open Space by communicating with members, the BNSF railroad, and Fish & Game
 - Achieved another successful financial audit / review
 - Maintained financial stability and integrity
 - Maintained the Little Free Library within the Tierra Grande Community
 - Worked with Community Watch to help keep Tierra Grande one of the safest communities in Valencia/Socorro Counties
 - Worked with Valencia County representatives on issues related to Tierra Grande
 - Attended and communicated with area governments and attended community meetings to keep TGIA abreast of developments and information

- Enforced the Protective Covenants to accommodate as many different people with their needs who make Tierra Grande a diverse and welcoming community.

- Paid the insurance and property taxes on the Open Space and TGIA (\$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 2015 the office answered their calls, met with many directly, represented the membership when necessary, and responded to member issues and concerns professionally and as quickly as possible.

Community Watch Meets April 16

The Tierra Grande Community Watch meeting is scheduled for Saturday, April 16, at 11 a.m. at the Tierra Grande Fire Station on Highway 47.

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, 2016.

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.

2016 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 2016 meeting dates are:

January 20 February 24 March 16 April 20

May 25 June 22 July 27 August 24

September 28 October 26 November 16 December 14

The TGIA Administrative Office is closed most banking holidays.

Snippets from TGIA's Past

Enjoy these shared memories about Tierra Grande:

1983 — TGIA renewed the range management agreement, limited to the eastern Open Space, with a local rancher, for five years. The intent of the agreement was to eliminate overgrazing that trespassers in the past had been guilty of.

1984 — TGIA began providing a looped electrical system that extended the power from Unit 13 through to Unit 24 in Valencia County on the east side of the community and proceeded south and west to Units 10, 11, 12 in Socorro County.

1985 — TGIA office opened in Rio Communities. TGIA purchased its first computer and the process began of separating Tierra Grande from Horizon Corporation.

1986 — TGIA worked with officials to improve roads in both Valencia and Socorro Counties so that the Counties would accept and maintain such roads. Valencia County followed through by accepting many roads and maintaining these roads to date. Socorro County does not maintain any roads in Tierra Grande.

1987 — TGIA secured ownership of Black Butte Park from Horizon Corporation. Billboards were erected welcoming people to the Tierra Grande covenant-protected community.

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 might have been reduced by contacting the Socorro County Assessor's office to request a protest form at 575 835-0714 .

Whenever completing a protest form be sure to have the Notice of Value in front of you.

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

Help Keep Records Up To Date

It is very important Tierra Grande be kept up to date regarding changes to the ownership information of Tierra Grande lots.

Let TGIA 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 property affairs.

Foreclosure Auctions Continuing

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

Welcome New Residents to Tierra Grande

Rachael Howe & Michael Hunt – Marta Court – Unit 2

Alexandra Roberts – Balsam Circle – Unit 3

Marc & Donne McKinley – Obrero Circle – Unit 14

Cody Matthews & Lisa Egan – Tocado Loop – Unit 24

Unpaid Assessments Accrue, Send Change Info to TGIA

Unpaid Assessments for 2015 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 records accordingly.

Budget Information on TGIA Website

The Tierra Grande Annual Budget will be 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 at info@tierragrande.org or phone 505 864-2345.

Community Watch Meeting Held

On Saturday, October 17, 2015, about 22 Tierra Grande residents gathered for a Community Watch Meeting. Ernie Nagy, Watch Coordinator, reported on events in Tierra Grande over the past six months. Of primary concern was a vacant home in foreclosure that had been vandalized. Community Watch members and Tierra Grande staff, as well as Valencia County Sheriff's Detective Otto King with Wells Fargo Home Mortgage, worked together to secure the home.

Other items discussed were:

The Keep New Mexico Beautiful Cleanup in October which included two donated dumpsters. Tierra Grande members in good standing used the dumpsters to dispose of their miscellaneous items with everything accepted. People brought any trash they found along their area roadways to help keep the community clean.

The Little Free Library appears to be working well. Sue Moran, Administrator, thanked everyone who donated books.

There has been some problem with the community email directory. Sue will send out a verification of address to those currently on the list. Those interested in continuing to receive email from the TGIA office, should respond. Those who do not respond will be removed.

Concerns regarding road conditions were expressed. Many residents try to repair the roadway near their homes when immediate problems arise. TGIA is working with area Valencia County Commissioner David Hyder and new Valencia County Public Works Director, Lina Benavidez to partner in resolving some of these issues. It is hopeful that an arrangement can be achieved.

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

Place
Postage
Here

If you want to submit your property, fill out the form on the other side, cut on the dotted line, fold so the Tierra Grande address is on the outside, tape (no staples), put postage on, and mail.

For Sale By Owner Catalog To Be Kept by TGIA

Since the TGIA assessment billing statements were mailed in October, 2015, TGIA has received more than 100 calls from members wishing to sell their lots. After carefully reviewing current market conditions, speaking with realtors, and reviewing the current Multiple Listings, the Board of Directors fully understands the concerns.

The Board has decided to organize an inventory of lots For Sale By Owner at the TGIA office. Those wishing to sell may consider this an option.

The process will be:

- Complete the authorization form above and mail to TGIA. Do not staple, use tape. Postage is required.
- No submission will be accepted without a signed authorization form.
- A chart will be compiled showing only the Unit/Block/Lot, # of Acres and the Asking Price. NO per-

sonal information will be released.

The record of properties For Sale By Owner will be:

- Placed on the Tierra Grande web site and updated quarterly beginning April 1, 2016.
- Emailed to realtors
- Emailed to those currently on the Tierra Grande email directory
- Included in the June Newsletter
- Available at the Tierra Grande Office
- Those interested in purchasing will contact the TGIA office. The office will contact the seller with the potential buyer's contact information.

The selling of any lots will not be conducted by TGIA.

There is NO fee for this service. A property may be removed by calling 505 864-2345 or emailing info@tier-grande.org and asking for removal from the catalog.

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 Board

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

Secretary — Carol Casperetti
 Tierra Grande resident
 Term expires 2016

Treasurer — Judi Magnusson
 Valencia County retired banker
 Term Expires 2017

Executive V.P. — Michael Sumner

Director — Howard Snell
 Professor & Curator/UNM Biology
 Term expires 2020

Administrator — Sue Moran
 Assistant Administrator — Janie Earthman
 Newsletter Editor — Sandy Schauer



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For Sale By Owner
Permission to Publish the Following Property(s)

Tierra Grande Account # _____

Owner Name(s) _____ Please Print _____ Please Print _____

Unit	Block	Lot	# of Acres	Asking Price
_____	_____	_____	_____	_____
Unit	Block	Lot	# of Acres	Asking Price
_____	_____	_____	_____	_____
Unit	Block	Lot	# of Acres	Asking Price
_____	_____	_____	_____	_____
Unit	Block	Lot	# of Acres	Asking Price
_____	_____	_____	_____	_____

How you would like to be contacted?

Phone # _____ or Email _____ or USPS _____

Signature (s): _____ Owner 1 _____ Owner 2 _____

The selling of any lots will NOT be conducted by TGIA.

Optional Comments: _____

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