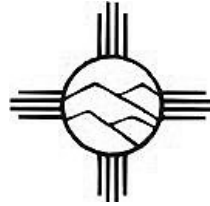


# Tierra Grande Tales 'n' Trails

JUNE 2016

P.O. Box 1388 • Rio Communities, New Mexico 87002 • 505 864-2345 • [info@TierraGrande.org](mailto:info@TierraGrande.org)



**Tierra  
Grande  
Improvement  
Association**

## **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

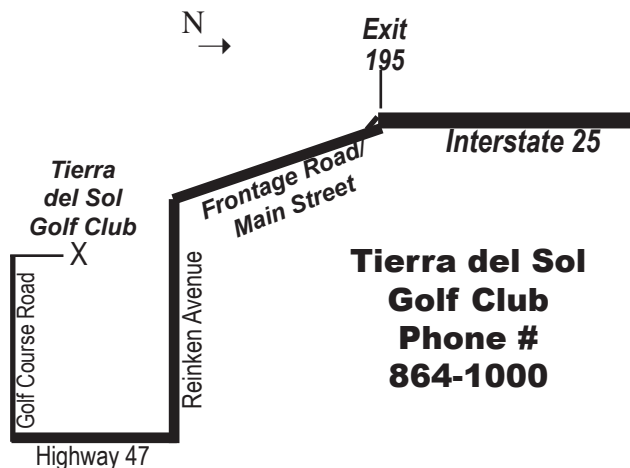
11:00 A.M. - 1:00 P.M. on Saturday, July 16, 2016

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. Nature Presentation on Tierra Grande Open Space
5. County Officials
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 15, 2016.

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



## **The TGIA Board**

The TGIA Board has, for over 35 years, retained a composition of:

One (1) owner / member non-occupant of the Tierra Grande subdivision;

Two (2) owner / members living within the Tierra Grande subdivision;

One (1) local banking executive

One (1) member of the local business community  
Board members are unselfish in their efforts to retain the residential design of Tierra Grande and protect its Open Space.

## **TGIA Board Candidate**

### **CAROL GASPERETTI**

I am honored to be a part of the many endeavors the TGIA Board of Directors has achieved to improve the Tierra Grande community.

I have worked on the TGIA website, the fire station, covenant amendments, extending power and phone lines, improving roads and culverts, and installing fencing, signs and archways.

Each project has been completed on a pay-as-you-go basis.

I seek the opinion of the community when working with the Board and work hard to protect the Tierra Grande property values.

My husband and I live in Tierra Grande and are involved in many other projects that benefit the Tierra Grande community.



## **For Sale By Owner List in June Newsletter**

Every June TGIA will publish in the Tales 'n' Trails newsletter a list of properties in Tierra Grande that are For Sale By Owner.

The list, as of April 12, 2016, is on page 2 of this newsletter.

The list will be updated on the Tierra Grande web site, [TierraGrande.org](http://TierraGrande.org), on a regular basis by adding, removing, and updating properties accordingly.

Anyone interested in purchasing any of these properties, should contact TGIA directly by email at [info@tierra-grande.org](mailto:info@tierra-grande.org) or calling 505 864-2345.

The Unit, Block and Lot must be specified when an interested party gets in touch with TGIA. Staff will contact the owner to contact the interested party.

If you have any questions, check with the TGIA office.

## For Sale By Owner in Valencia County

Block	Lot	Acres	Price		Asking	HWY	Road
			Per Acre	Price			
<u>Valencia County Unit 1</u>							
1	4	5	\$960	\$4,800	East	Intersect Manzanita/Majado	
7	25	5	\$600	\$3,000	East	Mora Dr / Trampas	
10	18	9.7	\$1,031	\$10,000	East	Mora near Encargo Lp	
12	35	5		B.Offer	East	Intersect-Trampas/Rerco Cir	
13	3	5	\$800	\$4,000	East	Encargo Lp / Mora Dr	
22	4	10.01	\$619	\$6,200	East	Gen Depoi / TG Loop	
22	5	10	\$1,300	\$13,000	East	Gen Depoi / TG Loop	
22	6	10.95	\$1,370	\$15,000	East	Gen Depoi / TG Loop	
23	5	10.01	\$1,349	\$13,500	East	Gen Depoi / TG Loop	
<u>Valencia County Unit 2</u>							
7	3	40		B.Offer	West	HWY 47 / Trampas	
7	4	40	\$978	\$39,100	West	HWY 47 / Trampas	
<u>Valencia County Unit 3</u>							
14	3	5	\$540	\$2,700	West	Karr Circ / Lerous Dr	
20	3	5	\$4,000	\$20,000	West	Manzanita W	
21	1	5	\$350	\$1,750	West	Sana / Manzanita	
21	18	5.63		B.Offer	West	Sana / Manzanita	
21	20	7.46	\$402	\$3,000	West	Sana / Manzanita	
26	8	5.76		B.Offer	West	Vinateria Circle	
28	11	6.49	\$495	\$3,213	West	Balsam Cir / Las Borregas	
34	11	6.12	\$490	\$3,000	West	Vinateria Circle	
35	1	9.52	\$650	\$6,188	West	Los Borregas / Vinateria	
<u>Valencia County Unit 4</u>							
20	17	6.25		B.Offer	West	Lajunta / Sandia Dr	
<u>Valencia County Unit 13</u>							
7	6A	5	\$2,000	\$10,000	East	Canilla Lp / Mallette Dr	
7	6B	5	\$2,000	\$10,000	East	Canilla Lp / Mallette Dr	
7	7A	5	\$2,000	\$10,000	East	Canilla Lp / Mallette Dr	
7	7B	5	\$2,000	\$10,000	East	Canilla Lp / Mallette Dr	
8	5	10	\$1,800	\$18,000	East	Paloma Lp / Mallette	
12	12	10	\$1,000	\$10,000	East	Lavar Lp / Mallette	
17	11	10	\$500	\$5,000	East	Mallette/Aula	
<u>Valencia County Unit 14</u>							
2	12	6.06	\$990	\$6,000	East	Manzanita / Subir Lp	
5	3	6.72	\$3,000	\$20,160	East	Manzanita / Mora	
5	11	6.14	\$244	\$1,500	East	Manzanita / Subir Lp	
5	13	5		B.Offer	West	Manzanita near Subir Lp	
5	14	6.5	\$1,077	\$7,000	East	Manzanita E	
<u>Valencia County Unit 19</u>							
17	9	41.14	\$304	\$12,500	West	Ingresso W	
<u>Valencia County Unit 20</u>							
3	20	5		B.Offer	East	Balda Cir / Diablo	
4	2	8.31	\$909	\$7,555	East	Embaldo Cir / Diablo	
4	5	5	\$747	\$3,735	East	Embaldo Cir / Diablo	
4	7	6.3	\$3,730	\$23,500	East	Diablo / Embaldo	
12	5	5	\$4,000	\$20,000	West	Abeto Circle near Diablo Dr	
15	43	5	\$840	\$4,200	East	Fajado / Diablo	
18	2	5	\$400	\$2,000	East	Fajado / Diablo	
18	11	5	\$1,000	\$5,000	East	Fajado / Diablo	
<u>Valencia County Unit 21</u>							
1	2	88.94		B.Offer	East	Tierra Grande Lp	
3	39	8.86	\$609	\$5,400	East	Lago / Diablo	
5	2	6.38	\$1,959	\$12,500	East	Gammo / Distrito	
16	16	5	\$500	\$2,500	East	Jaca / Distrito	
<u>Valencia County Unit 22</u>							
2	4	25.15	\$1,193	\$30,000	West	Estada Ct / Estada Dr	
8	8	5	\$1,000	\$5,000	East	Parada Lp / Escudo	
9	13	5.29	\$1,134	\$6,000	East	Parada Lp / Escudo	
10	14	7.16	\$251	\$1,800	East	Escudo near Quedo Lp	
16	3	5	\$400	\$2,000	West	Obra Circle near Escudo Dr	
16	8	5	\$4,000	\$20,000	West	Obra Circle near Escudo Dr	
18	8	5	\$1,000	\$5,000	East	Nueva Lp / Escudo	
<u>Valencia County Unit 23</u>							
1	24	10.25	\$976	\$10,000	East	Tonada Ct / Diablo	
2	17	11.35	\$1,322	\$15,000	East	Tonada Lp / Diablo Dr	
2	24	5	\$3,000	\$15,000	East	Tonada Lp / Diablo Dr	
3	10	14.9	\$604	\$9,000	East	Smoke Rise Tr / Diablo	

## For Sale By Owner in Socorro County

Block	Lot	Acres	Price		Asking	HWY	Road
			Per Acre	Price			
<u>Socorro County Unit 5</u>							
1	7	5		B.Offer	West	Sandia Dr / Ingresso	
6	1	9.23	\$2,004	\$18,500	West	Ingresso Dr near Echo Cir	
8	3	5	\$1,000	\$5,000	West	Echo Circle off Ingresso Dr	
<u>Socorro County Unit 9</u>							
1	3	15.57	\$128	\$2,000	West	Nogal / Comales	
1	4	15.57	\$128	\$2,000	West	Nogal / Comales	
2	1	10	\$300	\$3,000	West	Piedra Lp / Comales	
7	1	10	\$500	\$5,000	West	Nogal / Comales	
9	8	14.42		B.Offer	West	Duran Lp / Comales	
17	2	47.3	\$1,734	\$82,000	West	Intersec - Military HWY / US 60	
17	3	22		B.Offer	West	Luna / MHW	
<u>Socorro County Unit 10</u>							
1	17	10	\$600	\$6,000	West	HWY 60 / Capulin Lp	
1	18	10	\$600	\$6,000	West	HWY 60 / Capulin Lp	
2	3	51.52	\$1,650	\$85,000	West	Military HWY near Carresto Lp	
5	11	12.8		B.Offer	West	Comales / CR 220	
8	12	11.36	\$1,232	\$14,000	West	Capulin Lp near Comales Dr	
<u>Socorro County Unit 12</u>							
6	1	10		B.Offer	West	Capillo / Springtime	
6	2	10		B.Offer	West	Capillo / Springtime	
6	11	10		B.Offer	West	Capillo / Springtime	
6	12	10		B.Offer	West	Capillo / Springtime	
9	15	10		B.Offer	West	Capillo / Laguna	
9	16	10		B.Offer	West	Capillo / Laguna	
10	1	10		B.Offer	West	Capillo / HWY 60	
10	2	10		B.Offer	West	Capillo / HWY 60	
<u>Socorro County Unit 18</u>							
2	8	5	\$550	\$2,750	West	Manta / Ingresso	
3	34	5.79	\$108	\$625	West	Ingresso / Maceta Cir	
8	13	6.86	\$437	\$3,000	West	Manta / Ingresso	
8	18	6.61	\$454	\$3,000	West	Manta Circ off Ingresso Dr.	
8	22	5	\$10,000	\$50,000	West	Maceta Cr / Ingresso	
8	33	5		B.Offer	West	Maceta Cr / Ingresso	
16	9	66.34		B.Offer	West	Libro Dr / Ingresso	
19	7	12.66	\$500	\$6,330	West	Ligero / Ingresso	
19	8	7.35	\$500	\$3,675	West	Ligero / Ingresso	
19	11	7.69	\$500	\$3,845	West	Ligero / Ingresso	
19	12	7.1	\$500	\$3,550	West	Ligero / Ingresso	
20	1	5	\$300	\$1,500	West	Ligero / Ingresso	
21	1	5	\$500	\$2,500	West	Ingresso / Ligero	
21	2	5	\$500	\$2,500	West	Ligero / Ingresso	
22	34	10.4	\$721	\$7,500	West	Listo Ct / Ingresso / 47	

### More Valencia County Unit 23

3	28	13.62	\$1,909	\$26,000	East	Smoke Rise Tr / Diablo
4	10	12.12	\$2,063	\$25,000	East	Trueno Lp / Diablo
5	9	24.22		B.Offer	East	Trueno Lp / Diablo
7	3	13.46	\$1,040	\$14,000	East	Trueno Lp / Diablo

### Valencia County Unit 24

1	16	20.09	\$249	\$5,000	East	Tinto near Tarugo
2	13	30	\$833	\$25,000	West	Tinto Rd near Tarugo Rd
3	1	11.92	\$1,342	\$16,000	East	Escudo Dr
3	2	10.27	\$1,363	\$14,000	East	Escudo Dr
6	3	11.5	\$900	\$10,350	East	Toro Lp / Diablo
7	2	48.67		B.Offer	East	Tarugo / Diablo
7	21	12.81	\$859	\$11,000	East	Tocado Lp

## Realtors Familiar with TG

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

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

BUSINESS REPLY MAIL  
FIRST-CLASS MAIL PERMIT NO. 1000, RIO COMMUNITIES, NM  
POSTAGE WILL BE PAID BY THE ADDRESSEE

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

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.

## *Snippets from Tierra Grande's Past*

**1988** – Bylaws were reviewed/updated to modify operating guidelines and to bring them into conformity with membership needs. Judi Magnussen and husband Don, on a hot day began setting fence posts on the land where they will build their home. Clayton Self prepared to lay the foundation for his home in Unit 13.

**1989** – Horizon sold its interest in the Tierra Del Sol Country Club, located in Rio Communities, to a professional Golf Association. The County Club is open to the general public. Walmart arrived in the nearby City of Belen. Power and telephone lines were extended into parts of Tierra Grande. Valencia County accepted some Tierra Grande roads for maintenance. Kelly Bullock was hired as Administrator. Janie Earthman was hired as Assistant Administrator.

**1990** – A new billing system was designed specifically for Tierra Grande. TGIA paid for the installation of archways along Highway 47 at various entrances into Tierra Grande and extended telephone service further into the community. TGIA moved its office into the Valley Community Plaza building.

**1991** – Additional entrance archways were erected at entrances to Tierra Grande off Highway 47. 250 comments, running about 8 to 1 in favor of strengthening the covenants regarding trailers/mobile homes, were received in response to a survey.

**1992** – Additional telephone service was extended to parts of Tierra Grande. TGIA purchased a lot for a fire station for the Tierra Grande community. Sandy Schauer was hired to produce the TGIA Tales 'n' Trails newsletter.

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

**SATURDAY, JULY 16, 2016, 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: \_\_\_\_\_, 2016

**BALLOT**

Please sign and return ballot so that it is received by July 15, 2016. 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 16, 2016 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: CAROL GASPERETTI

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 15, 2016.

SIGNATURE (S) OF MEMBER (S):

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

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

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

**TGI A ANNUAL MEETING**  
 JULY 16, 2016 11 AM - 1 PM  
 TIERRA DEL SOL GOLF CLUB  
 1000 GOLF COURSE ROAD  
 RIO COMMUNITIES

**TGI A Board**

- President — Dave Tibbets  
 Surveyor/Los Lunas resident  
 Term expires 2018
- Secretary — Carol Gasperetti  
 Tierra Grande resident  
 Term expires 2016
- Director — Michael Sumner  
 Valencia County retired banker  
 Term Expires 2017
- Director — Howard Snell  
 Professor & Curator/UNM Biology  
 Term expires 2020
- Administrator — Sue Moran
- Assistant Administrator — Janie Earthman  
 Newsletter Editor — Sandy Schauer

**TGI A Staff**