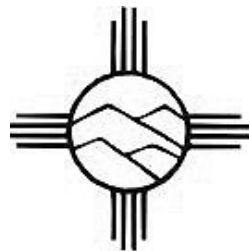


# Tierra Grande Tales 'n' Trails

October 2016



Tierra  
Grande  
Improvement  
Association

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

## Roads, Other Items Discussed at Meeting

One of the biggest challenges in Tierra Grande is dealing with the roads in the subdivision, said TGIA Board President Dave Tibbets at the 2016 annual meeting.

"It has become clear to me that we don't have resources as an organization to improve the roads," said Tibbets who pointed out Valencia County needs to lead the way on improving the roads.

Administrator Sue Moran has worked out a plan with the county for roads. TGIA will provide the base course and crusher fines and Valencia County will provide the manpower.

Sue has talked continually with Valencia County officials about the road situation. Everyone is now working together to keep an eye on the conditions of the roads.

TGIA only has \$10,000 a year to spend on road improvements.

Since 1995 the TGIA board has avoided raising the annual fees. There are no future plans to raise the fees.

An innovation this year is the For Sale By Owner list of properties on the TGIA website.

The computer system at the TGIA office has been upgraded and updated which has increased the efficiency of the organization.

Land on either side of the fire station on Highway 47 just north of Tierra Grande has been acquired with a remodel of the station to take place.

Thought is being given to constructing a helicopter pad and/or a training facility at the station.

The ISO rating for various sections of Tierra Grande has changed. Some areas will have a lower rating while others will have a higher rating. See separate story in this newsletter.

A devastating forest fire in the northern Manzano Mountains destroyed homes and other buildings in 2016. A small fire was extinguished before it could do any damage in Tierra Grande.

Both TGIA President Tibbets and Adminis-

trator Moran encouraged Tierra Grande residents to be extremely careful. Rain has been scarce in 2016 and fire can start and spread quickly.

### Thank You For the Door Prizes at the 2016 Annual Meeting

Thanks to the following who so generously donated door prizes for the 2016 annual meeting. Note that this list is alphabetical.

Ross Barnes – set of four handmade wood hot pads

Shannon Camponovo – new Tupperware

Margaret Giangrossi – handmade Native American Princess doll

John Moran – "mystery bag" filled with various household tools such a measuring tape, flashlights, screwdrivers, tarp, etc.

Wayne & Val Smith – popcorn popper, Wrangler jacket and set of wine glasses and set of hot/cold mugs

David Venenga – handmade horseshoe candle stands

Judy Venenga – handmade lap quilt in a crazy quilt pattern design.

Thanks also go out to:

Ortega Propane for a variety of handouts to each person present

Wi-Power for pens, and magnetic clips to each person present

### Lots For Sale By Owner Catalog

Four properties in the For Sale By Owner catalog have sold and closed. There are currently three properties with pending offers.

If you would like to add your property to the catalog or make a change to a property you have in the catalog, contact TGIA at [info@tierra-grande.org](mailto:info@tierra-grande.org).

You can find the For Sale By Owner catalog on the TGIA Web Page "contact us" tab - [www.TierraGrande.org](http://www.TierraGrande.org).

# 2015 TGIA TREASURER'S REPORT

SOURCE OF FUNDS	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed Budget
TOTAL ASSESSMENTS - ACCRUED	\$ 128,782	\$ 126,890	\$ 124,033	\$ 126,225	\$ 126,225
TOTAL C.D. & MM INTEREST	840	464	583	827	850
Interest - Delinquent Accounts	6,910	6,775	7,488	8,067	8,500
Tower Site Rental	1,800	1,800	1,800	1,800	1,800
Gravel Royalty	101,161	2,633	0	0	0
Miscellaneous Income (land sales, TTF)	0	0	10,757	19,900	10,000
<b>TOTAL REVENUE</b>	<b>\$ 239,493</b>	<b>\$ 138,562</b>	<b>\$ 144,661</b>	<b>\$ 156,819</b>	<b>\$ 147,375</b>

	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed
<b>A. SALARIES</b>					
1. Administrator	\$ 27,300	\$ 27,070	\$ 16,380	\$ 16,380	28,350
2. Misc. Salaries	3,750	3,844	4,755	6,009	6,000
3. Director's Fees	6,600	6,600	6,600	6,600	6,600
4. Payroll Taxes	2,436	2,426	1,663	1,821	2,500
<b>B. RENT/UTILITIES</b>					
1. Rent	5,100	5,100	5,100	5,100	5,100
2. Telephone	2,070	2,218	2,110	2,277	2,300
3. Electricity/Gas	1,500	1,328	1,426	1,556	1,600
<b>C. GENERAL OFFICE</b>					
1. Supply/Clean	5,180	4,904	8,049	5,803	6,000
2. Postage	3,390	2,939	4,258	4,372	4,400
4. Newsletter	7,192	6,526	4,519	4,628	4,700
5. Repair & Maint./Security	723	769	829	866	900
6. Titles/Abstracts	0	0	0	45	200
<b>D. INSURANCE</b>					
1. Liability/Property	8,290	6,296	8,696	8,991	9,000
2. Directors & Officers	1,322	1,268	1,346	1,346	1,400
3. Employee Fidelity	178	178	178	178	200
4. Workers' Compensation	777	1,018	420	363	400
5. Umbrella	1,132	1,131	1,000	1,312	1,500
<b>E. PROFESSIONAL FEES</b>					
1. General Attorney	6,722	3,175	10,185	32	3,500
2. Bookkeeping	5,300	5,600	5,800	5,800	5,800
3. Audit	5,885	5,885	5,885	5,885	5,885
<b>F. LAND TAXES</b>					
1. Socorro County	823	676	374	853	500
2. Valencia County	2,575	1,130	6,184	4,725	2,000
3. Torrance County	1,052	1,093	1,096	35	1,000
<b>G. MISCELLANEOUS</b>					
1. Mileage/Special Projects	604	382	231	527	550
2. Meeting Expenses	3,137	3,004	3,131	2,039	3,500
<b>H. PROMOTIONAL</b>					
1. Donations	50	50	138	154	150
2. Advertising	746	0	0	746	0
3. Subscriptions	0	0	0	0	0
4. Website	624	348	609	409	650
<b>I. MAINTENANCE</b>					
1. Road Maintenance	0	0	0	0	0
2. Property Maintenance	5,145	2,080	1,998	75	3,000
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 109,603</b>	<b>\$ 97,038</b>	<b>\$ 102,959</b>	<b>\$ 88,927</b>	<b>\$ 107,685</b>

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

	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed
Fire Station Improvements	0	0	0	0	20,000
Road MOA & Erosion	0	0	0	0	15,000
Office Equipment	0	0	3,000	3,000	1,000
Office Improvements	0	0	1,500	1,500	6,000
Open Space Maintenance	0	500	500	500	500
<b>TOTAL:</b>	<b>\$ 0</b>	<b>\$ 500</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 42,500</b>

	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed
<b>FORECLOSURES - Recoverable</b>					
Title Search	2,749	3,160	322	0	2,000
Attorney & Other Fees	16,501	21,052	14,699	3,375	15,000
<b>TGIA Beyond 2013 / Covenant</b>					
Attorney & Filing Fees	2,772	1,610	1,610	0	0
<b>TOTAL:</b>	<b>\$ 22,022</b>	<b>\$ 25,822</b>	<b>\$ 15,021</b>	<b>\$ 3,375</b>	<b>\$ 17,000</b>

## Treasurer Says TGIA In Excellent Financial Condition

"TGIA is a very strong and stable organization thanks to the wonderful members who recognize the unique opportunities TGIA offers," said TGIA Treasurer Judi Magnussen at the 2016 annual meeting.

She pointed out that most, if not all, the membership, is aware of the benefits of owning property in and being members of TGIA.

Financials show land sales in the negative which is caused by donated land placed on the books at an unrealistic value. In the future, said Magnussen, donated land will be recorded at a lower value.

Total equity is \$1,080,907 which includes \$432,801 in cash with liabilities of \$46,048,

Income consists of assessments of \$124,761 plus interest income, the tower lease, and donated land.

Operating expenses were lower in 2015 than in 2014 thanks to the efforts of TGIA Administrator Sue Moran. Plus, operating costs were held in check.

Magnussen concluded by saying "TGIA is in great shape for now and for the future." She thanked everyone for their continuing support.

## Landowners Who Rent Out Tierra Grande Homes

Several homes in Tierra Grande are rented.

It is important the owners inform TGIA as to who is renting a property at any given time.

Renters have rights and responsibilities when residing in the community.

Renters should be included in Tierra Grande events, and made aware of the covenants.

Contact Sue Moran, Administrator, at 505 864-2345 or info@tierragrande.org to provide her with the contact information for people renting your Tierra Grande home.

## Trash Collection Changes in Tierra Grande

Waste Management has informed Tierra Grande residents that they will stop providing trash service in the community.

AC Disposal has agreed to provide services.

If you are a Tierra Grande resident and wish to have trash service please contact AC Disposal at 505 866-1010.

### Got a Question About Something in TGIA?

Call Administrator Sue Moran at 505 864-2345 or check the website at [www.tierragrande.org](http://www.tierragrande.org)

# 2015 TGIA TREASURER'S REPORT

LIQUID ASSETS	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed
MyBank Checking	61,935	84,082	125,980	101,477	90,000
Money Market	8,799	8,303	8,305	8,307	8,400
Money Market - Special Projects	98,554	111,390	111,557	99,179	80,000
High Yield Savings	55,402	55,521	55,614	55,679	56,000
CD's	50,826	50,990	51,295	126,477	127,000
Impress Account	1,500	1,500	1,500	1,500	1,500
Foreclosure Funds Held in Trust	22,702	28,357	38,918	38,933	50,000
<b>TOTAL CASH</b>	<b>\$ 299,716</b>	<b>\$ 340,143</b>	<b>\$ 393,172</b>	<b>\$ 431,552</b>	<b>\$ 412,900</b>

FIXED ASSETS	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Proposed
Land Held for Investment	112,444	133,159	157,699	109,516	110,000
Land	281,893	281,893	281,893	281,893	281,893
Property, equipment, leasehold improvements less depreciation	200,918	105,722	70,391	42,824	40,000
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<b>\$ 595,255</b>	<b>\$ 520,774</b>	<b>\$ 509,983</b>	<b>\$ 434,233</b>	<b>\$ 431,893</b>

MEMBERS	Actual
Total Assessed MEMBERS	2,569
Total Assessed LOTS	3,429
Total Unassessed Lots*	1,973

\*Developers - own 1929 unassessed lots

\*TGIA - owns 43 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.

# *Electric Co-op Chief Speaks at Meeting*

Electricity in Tierra Grande is provided by the Socorro Electric Cooperative (SEC) so it was quite apropos that Joseph Herrera spoke at the 2016 TGIA annual meeting.

Herrera is SEC manager. He covered a wide variety of topics at the meeting, many based on his five year experience with the co-op, as it is called by many people.

In 2015 SEC board members hired a consultant to rewrite the organization's bylaws which dated from the 1940s.

Herrera said the consultant did a lot of intake from the membership and others. New bylaws were voted in by the membership in 2015. Along with the new bylaws came policies that worked parallel with the bylaws and do not conflict.

The board went from five to seven with passage of the new bylaws. Herrera said various legal issues have been left behind with the new bylaws.

The SEC board wants to keep rates as low as possible and make sure management does what it is supposed to do.

Herrera said SEC board members are now working together with a budget that is strictly adhered to. The organization is using the principles of best business practices.

Herrera pointed out that Tri-State Generation and Transmission supplies the power for the 11,000 square miles that SEC serves.

In 2015 the SEC board had its first strategic planning session and picked priorities which include member engagement, increased transparency, and feedback from members. A new position is director of communications, which will help provide better customer service.

## ***Foreclosure Sale Scheduled***

A foreclosure sale will be scheduled before the end of 2016.

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

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



*Joseph Herrera addresses those attending the TGIA annual meeting.*

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## **Socorro Electric Co-Op District 1 Trustee Represents Tierra Grande**

Mary Lucy Baca has been elected as the District 1 Trustee serving Tierra Grande for the Socorro Electric Cooperative.

Ms. Baca wrote the following note to TGIA members:

"Thank you for your votes and support in the April 2016 Socorro Electric Cooperative board election.

"I am so pleased that I won!

"I promise that I will do whatever I can to help you.

"If I can be of assistance, please call me at 575 618-7378."

## ***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 2016. Assessment payments are due by December 31, 2016. 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.

## Bighorn Sheep Habitat To Be Improved

# National Forest Improvements Detailed

During Fiscal Year 2017, the habitat of the Bighorn Sheep in the southern Manzano Mountains will be improved, said Chuck Schultz, Northwest Regional Habitat Biologist with the Wildlife Management Division of the New Mexico Department of Game and Fish speaking at the TGIA 2016 annual meeting.

Schultz discussed a variety of projects that will be undertaken in New Mexico's national forests.

In the Cibola National Forest (Mount Taylor district) on Black Mesa/Chiato Mesa there is an ongoing elk calf mortality study plus habitat improvement and enhancement as well as prescribed burns.

In the Santa Fe National Forest thinning and prescribed burns are scheduled with a 21,000-acre burn block identified.

Thinning, sage mowing and seeding will be conducted in the Carson National Forest Jicarilla area with over \$20,000 in seed mix distributed.

The Cibola National Forest is collaborating with a broad array of partners on a Collaborative Forest Landscape Restoration Program in the Zuni Mountains,.

A variety of improvements, including aspen regeneration, have been accomplished in the Zuni Mountains thanks to the collaboration.

Zack Parsons, Wildlife, Fish and Rare Plant Program Manager for the U.S. Forest Service, discussed the Southern Manzano Landscape Restoration Project at the annual meeting.

## Thank You For Your Vote

Thank you to everyone who returned a ballot for the June election of a TGIA Board Member.

Whether you voted for a particular person or left it to the discretion of the Board to cast your vote, your vote means a lot.

Your vote says you are interested in Tierra Grande and the land you own is of value to you.

It means you are paying attention to what is happening and to decisions made on a-day-to-day basis that affect your membership.

# Firefighter, EMT News

## Thank You to Firefighters & EMTs

On July 29, 2016, Robert Morgan and L. E. Rubin, Rio Grande Estates volunteer firefighters, assisted in saving the life of a Tierra Grande resident by pulling the resident out of a burning vehicle.

Their display of courage under duress and their willingness to put themselves in harm's way went beyond any training requirements.

The two men displayed true compassion for their fellow man.

## Congratulations to the Fire Departments

Congratulations to the Rio Grande Estates/Tierra Grande Fire Department for obtaining an ISO rating of 4.

This is an exceptional rating, actually one of the best for any fire department in New Mexico.

This ISO rating only applies to properties within five miles of the fire station. Properties outside of the five-mile limit will carry a 10 rating with insurance companies.

## TGIA Funds Fire Station Improvements

The TGIA Board of Directors approved paying for the installation of shower facilities at the Tierra Grande Fire Station.

This improvement helps support the "manning" of the fire station because it allows those who are on the evening shift to shower in the morning before going on to their regular places of employment.

## TGIA Web Site Updated

The TGIA website has been updated. Take a few minutes to familiarize yourself with the documents and information at [www.tierragrande.org](http://www.tierragrande.org).

## Building Permits for 2016

Karen & Jerry Brodmarkle  
Unit 14 – Residential Structure  
Leigh & Marlene Garcia  
Unit 13 – Residential Structure  
Michael & Mari Schaefer  
Unit 23 – Storage Building



# *This 'N' That in Tierra Grande*

## **Recognizing Long Time Residents**

31 Years – 1985: Angela Blasi, Bill Martin  
28 Years – 1988: Anita Kegler, Clayton Self  
26 Years – 1990: Margaret Giangrossi & Vincent Giangrossi, Judi Magnussen, David Reid  
22 Years – 1994: Al & Mary Cate, Armand & Carol Gasperetti, David & Marianne Holmes, Tim & Sara Miller, Albino Tafoya  
21 Years – 1995: Mary Bereyl, Lori Nolan, Joe & Virginia Smiel  
20 Years – 1996: Martin & Sandra Sisneros, Chester & Betty Smith

## ***Burn Days in Valencia County***

If you reside in the Valencia County portion of Tierra Grande, you need to be aware that there are days that you can legally burn yard waste and there are days that are NO BURN days.

You can be fined if you burn on days when such is not allowed.

How do you know if it is a Burn Day or a No Burn Day?

During the week you can contact the TGIA office.

On the weekends, you can find out by looking at the Valencia County web page at [www.co.valencia.nm.us](http://www.co.valencia.nm.us).

## **Tierra Grande Community Watch**

The Tierra Grande Community Watch is scheduled to meet Saturday, October 15, 2016, at 11 a.m. at the Tierra Grande Fire Station.

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.

## **Remembering Those Who Passed in 2016**

Thelma Craig and her husband Jim were residents in the 80's. She made her famous peanut brittle, liked to help the neighbors, spent time crocheting dishcloths and other items which she gave away to the neighbors.

Joseph Mocera, 93, and his wife Gloria, were longtime residents, moving to the area in 1985. As a matter of fact, he and Gloria were both widowed, met each other, and fell in love while residing in Tierra Grande. Joe was a veteran of WW II. He worked as a letter carrier on Wall Street in New York City for 23 years.

## **Welcome New Residents**

Leigh & Marlene Garcia – Aula Loop - Unit 13

## **Happy Anniversary Wishes**

Allen & Carolyn Hancock –

Celebrated 50 years together – June 11, 1966

## **Little Free Library 2 Year Anniversary**

Thanks to the support of the Tierra Grande members, the Little Free Library (LFL) is celebrating its second anniversary. Thank you to those who donated books to the LFL

## **Carol Gasperetti Re-elected to Board**

Tierra Grande resident Carol Gasperetti was re-elected to the TGIA Board after the votes were counted at the July 2016 annual meeting. She was the only candidate on the ballot.

## **Magnussen Board President**

At the July 20, 2016, Board of Directors' Meeting, the following officers were elected:

- Judi Magnussen, President
- Michael Sumner, Executive President
- David Tibbetts, Treasurer
- Carol Gasperetti, Secretary

At that same meeting the following residents/members were appointed to serve on the Architectural Control Committee:

Judi Magnussen, chair, with members Carol Gasperetti, Sue Moran and Michael Mulvey.

## **TGIA Board**

**President** - Judi Magnussen

Tierra Grande resident - Term expires 2019

**Executive V.P.** – Mike Sumner

Retired Area Banker -Term expires 2017

**Treasurer** - Dave Tibbetts

Business Owner/Surveyor - Term expires 2018

**Secretary** - Carol Gasperetti

Tierra Grande resident - Term expires 2021

**Director** – Howard Snell

Professor & Curator - UNM Biology

Term expires 2020

## **TGIA Staff**

**Administrator** – Sue Moran

**Assistant Administrator** – Janie Earthman

**Newsletter Editor** – Sandy Schauer