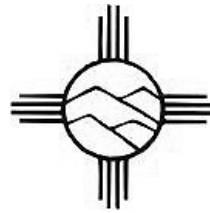


Tierra Grande Tales 'n' Trails

FEBRUARY 2017



Tierra
Grande
Improvement
Association

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

TGIA Accomplishments in 2016

Dear Members,

During 2016, your annual assessments supported the common good of the Tierra Grande community. Together we have:

- Lowered the cost of day-to-day operations
- Protected TGIA-owned properties from tax increases
- Received 4 donated lots from TGIA members
- Cleared 18 property ownership/titles with the Valencia County & Socorro County Assessor's offices
 - Filed 8 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
 - Paid to remedy two serious areas that were a danger to travelers in Tierra Grande
 - Partnered with the Valencia County Road Department to repair road areas in need of gravel
 - Paid for the installation of a bathroom/shower stall at the TGIA Fire Station so volunteers could shower before going to work
 - Paid for gravel to be delivered to the TGIA Fire Station to improve the driveway area
 - Paid for the cleanup of 2 areas in Tierra Grande where dumping occurred.
 - Purchased lots adjoining the fire station to support future fire station expansion
 - Paid for a new billing system replacing one 20 years old and not compatible with current software
 - Paid the insurance and property taxes on the Open Space and TGIA (\$10,000 +)
 - Worked with universities and the NM Geological Society to allow access to TGIA Open Space
 - Developed and marketed a For Sale By Owner catalog to help owners
 - Through good financial oversight, no increase in assessments 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 the Little Free Library in the Tierra Grande community
 - Worked with Valencia County Sheriff and Community Watch to help keep Tierra Grande one of the safest communities in Valencia/Socorro Counties
 - Worked with Valencia County representatives on issues relating to Tierra Grande
 - Communicated with area governments and attended community meetings to keep TGIA abreast of developments and information
 - Enforced the Protective Covenants to accommodate many different people with their needs who make Tierra Grande a diverse and welcoming community.
 - 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 2016 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.

Natural Burial Cemetery in TG

Did you know that Tierra Grande has a Natural Burial Cemetery within the community?

New Mexico State Law allows for burial on private rural residential property.

The La Puerta Natural Burial Ground is located on 40 acres — a private, serene, conservation site in Unit 19 south of the railroad tracks at the base of the Manzano Mountains.

Natural burial is an environmentally sound burial option and a natural return to Mother Earth resulting in a kinder, gentler burial.

Natural burial is burial without embalming chemicals using a pine casket, natural fiber blanket, or burial shroud.

No headstones or markers are placed on the site. GPS coordinates of the burial site are provided to the State of New Mexico and to family members.

Geological Society Tours TG

Tierra Grande's Estadio Canyon and Black Butte in the Open Space were selected by the New Mexico Geological Society as the place to hold its 2016 Fall Field Conference.

On Sept. 15, 2016, 15 vans loaded with geologists from around the state gathered to hike the Open Space. Locals were invited to join in.

A report of the event should be available from the Geological Society within the next few months.

Tierra Grande Community Watch

On Saturday, October 15, 2016, at 11 a.m. about 21 Tierra Grande residents gathered for a Community Watch meeting.

As people introduced themselves, it became very evident that each member present was involved in supporting the Tierra Grande community.

Many folks attending watch neighbor's homes. Others are invested in keeping the integrity of the community, especially the beloved Open Space. Some help with the community cleanup, yet others are involved in county events. And there are many who help those in need.

Tierra Grande is blessed to have members with such a generous spirit.

Ernie Nagy, watch coordinator, reported on events in Tierra Grande over the past six months.

Those present carried on a lively discussion about a variety of things in Tierra Grande.

In addition, Sue Moran reported that the Keep New Mexico Beautiful Cleanup is scheduled for the weekend of November 11-12. Two dumpsters will be available in the community.

Community Watch Meets April 15

The Tierra Grande Community Watch meeting is scheduled for Saturday, April 15, at 11 a.m. at the Tierra Grande office, 480 Rio Communities Blvd, Suite H.

The meeting will be dedicated to Community Watch information. Food will be served so bring something to share.

Budget Information on TGIA Website

The Tierra Grande Annual Budget is now 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 via email at info@tierragrande.org or phone 505 864-2345.

Congratulations to the Fire Department

The Rio Grande Estates/Tierra Grande Fire Department took the first place prize in the recent Fire-fighter Games.

Donna Butler, Tierra Grande resident, was awarded EMT of the Year!

Marianne Rittner-Holmes, another Tierra Grande resident, received a medal for remarkable achievement as a volunteer for the fire department.

The work done by department volunteers is greatly appreciated by TGIA and the community.

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, 2017.

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.

2017 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 2017 meeting dates are:

January 25 February 22 March 22 April 26

May 24 June 28 July 26 August 23

September 27 October 25 November 15 December 13

The TGIA Administrative Office is closed most banking holidays.

TGIA Board

President - Judi Magnussen

Tierra Grande resident - Term expires 2019

Executive V.P. - Michael Sumner

Retired Valencia County Banker - Term expires 2017

Treasurer - David 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

Architectural Control Committee

Chair - Judi Magnussen

Members - Carol Gasperetti, Sue Moran & Mike Mulvey

Roads, Tierra Grande and You

ALL roads in Tierra Grande are dirt roads and most were engineered by the original developer, Horizon Corporation, over 40 years ago.

TGIA is NOT a developer, nor can it be per IRS regulations as a non-profit. More importantly, TGIA does not have the financial means to maintain roads.

Sometimes money is expended by TGIA for safety reasons to prevent further erosion into road areas.

If you own property in Valencia County, the county is responsible for maintaining 28 of the main arterial roads in the community.

TGIA works together with the Valencia County Road Department. Residents send recommendations to TGIA as to which roads need attention. That information is forwarded to the County.

Valencia County has Tierra Grande on a schedule to grade certain roads every six to eight weeks.

If you live on a road in Tierra Grande that is not on the Valencia County maintenance list, and are either sick or indigent, you can submit an Affidavit of Courtesy Grade requesting a one-time grade.

Another option for residents who reside on a road not on the Valencia County maintenance list is to petition the County to accept the road for maintenance.

If you own property in Socorro County, the Socorro County Road Department does NOT maintain ANY roads in the Socorro County section of Tierra Grande. Owners are responsible for grading roads in Socorro County.

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.

The primary reason to protest the taxes in Socorro County is that the majority owners of the Tierra Grande units in Socorro County amended the covenants to allow for commercial cattle grazing of livestock.

When completing the protest form, make sure to indicate you are requesting the "grazing" exemption. Have the Notice of Value in front of you when completing the form.

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

Welcome New Tierra Grande Residents
Brad & Kristine Hughes – Lavar Loop – Unit 13

Architectural Control Committee Supports Protective Covenants

The Tierra Grande Architectural Control Committee has been busy supporting Tierra Grande's Protective Covenants during 2016.

Unit 1 – Shed was approved on the property where there is an existing home.

Unit 3 – Storage shed was approved on the property where there is an existing home.

Unit 13 – Construction continues on a home.

Unit 14 - Expansion of a home was approved. Construction should be completed shortly.

Unit 14 – Shop was approved in advance of the proposed construction of a new home.

Unit 21 – Pole barn was approved on the property where there is an existing home.

Unit 22 - Earth-ship home was approved. Construction should begin in Spring 2017. We are excited to see this totally off-the-grid home constructed. A storage shed was also approved for this property by the Architectural Control Committee.

Unit 24 – Barn/storage facility was approved on the property where there is an existing home.

Unpaid Assessments Accrue, Send Change Info to TGIA

Unpaid Assessments for 2016 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 phone 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 our records accordingly.

Foreclosure Auctions Continuing

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

Can't Reach TGIA Office? This May Be Why

Tierra Grande has received several unwelcome "sales" calls so all phone numbers that do not show up on Caller ID are being blocked. If you have such a "private number," you will not reach the Tierra Grande office via telephone. You will need to email at info@TierraGrande.org or fax at 505-861-3903. Sorry for any inconvenience.

Valencia County Lots for Sale

TGIA owns several Tierra Grande lots in Valencia County due to donations. In 2017 TGIA will offer for sale the lots it owns in Unit 3. Each individual lot is offered for the opening bid shown below. Bids must be received by the end of the business day (4 p.m. Mountain Time), Monday, March 6, 2017. For further information, contact TGIA at 505-864-2345, or via email: info@TierraGrande.org

Valencia Unit-Block-Lot	Acres	Open Bid @\$145/Acre	Valencia Unit-Block-Lot	Acres	Open Bid @\$145/Acre
3-1-2	5	\$725	3-11-13	5	\$725
3-5-3	5.13	\$744	3-11-15	5.7	\$826
3-7-10	5.7	\$826	3-15-2	5	\$725
3-8-6	5	\$725	3-15-3	5	\$725
3-11-6	5.6	\$812	3-19-11	5	\$725
3-11-8	5.5	\$797	3-20-4	5	\$725
3-11-9	5.5	\$797	3-28-6	5	\$725
3-11-10	5.6	\$812	3-35-4	5	\$725

The TGIA Mission

The TGIA office receives a few calls a year from owners who say, "You haven't made any improvements on my lot."

It doesn't work like that. TGIA cannot spend \$30 to improve a particular person's lot. Assessments are used for the "common good" of the TGIA community.

Examples of the "common good" include pay taxes and insurance on the fire station and Open Space; pay for repair and clean up when certain public safety issues arise; covenant oversight / architectural control to protect property values; initiate legal action and services when necessary to enforce covenants; operate an office that welcomes hundreds of owners a year, answers thousands of calls and emails from members and distributes three newsletters annually along with hundreds of new owner packets; web site updates, For Sale By Owner catalog maintenance/distribution; and problem resolution and support to the general membership.

In accordance with TGIA bylaws, it is the mission of the board of directors to:

- Monitor compliance with and enforce the Protective Covenants
- Oversee the administration of staff and budget
- Adopt and publish rules and regulations governing the use of TGIA property
- Establish, levy, assess and collect annual charges and all other charges referred to in the covenants/indentures
- Preserve the Open Space

It is very important you keep Tierra Grande up to date regarding changes to the ownership information of your Tierra Grande lot. Please let us 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 your affairs.

Help Keep Records Up To Date

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

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