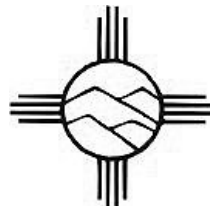


# Tierra Grande Tales 'n' Trails

JUNE 2017



Tierra Grande  
Improvement  
Association

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

## 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 22, 2017

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. Valencia County Planning and Zoning
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 21, 2017.

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



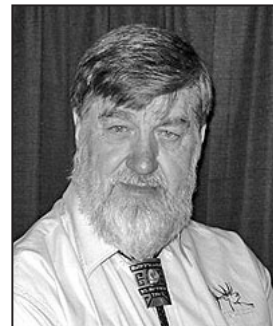
## TGIA Board Candidates

### JOHN HOFFMAN

- Owner of a commercial electric company in ABQ since 1973
- Construction Industries Board Member

• Life member, Rocky Mountain Elk Foundation

As a TGIA property owner since 1985, and with many years of experience in both the private and public sectors, I am capable of recognizing all sides of a situation to find the best outcome. My expertise will help land owners and the Board face the challenges ahead of us.



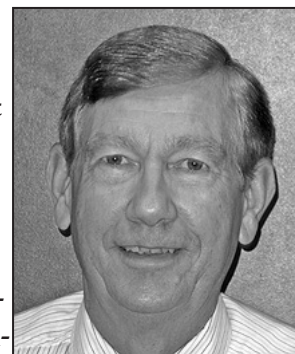
### MIKE SUMNER

- Retired Senior Vice President of New Mexico Bank & Trust Los Lunas Branch

• Has worked for other Valencia County financial institutions

• Currently executive vice president, he has served in all capacities on the board.

My financial knowledge is an invaluable asset to the TGIA board. My multi-year board experience and years living in Valencia County give me an understanding of the Tierra Grande community. I want to continue to serve Tierra Grande.



## 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.

## For Sale By Owner in Valencia County

## For Sale By Owner in Socorro County

Block Lot	Acres	Price	Asking Price	HWY 47	Road
<b>Valencia County Unit 1</b>					
1	1	11.64	\$ 859	\$10,000	East Majado Ct / Manzanita Dr
1	4	5	\$ 960	\$ 4,800	East Intersect-Manzanita/Majado
1	6	7.82	\$ 601	\$ 4,700	East Manzanita & Mora Dr.
2	17	5	\$1,100	\$ 5,500	East Mora Dr / Balzo Lp
2	21	5	\$5,000	\$25,000	East Mora Dr / Trampas
5	2	5	\$1,000	B. Offer	East Leroux Dr / Mora
7	25	5	\$ 600	\$ 3,000	East Mora Dr / Trampas
10	18	9.7	\$1,031	\$10,000	East Mora near Encargo Lp
10	20	9.48	\$1,055	\$10,000	East Mora Dr / Fofa Loop
12	13	5	\$1,600	\$ 8,000	East Encargo Lp / Mora Dr
12	34	5		B. Offer	East Intersect-Trampas/Abria
12	35	5		B. Offer	East Intersect-Trampas/Reco Cir
13	3	5	\$ 800	\$ 4,000	East Encargo Lp / Mora Dr
16	12	5.6	\$1,429	\$ 8,000	East Mancha Cir / Mora Dr
17	4	5	\$2,000	\$10,000	East Mancha Cir / Mora Dr
17	5	5	\$2,000	\$10,000	East Mancha Cir / Mora Dr
17	9	5	\$2,000	\$10,000	East Mancha Cir / Mora Dr
18	11	5	\$2,000	\$10,000	East Napa Cir / 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
<b>Valencia County Unit 2</b>					
1	A9A	5	\$2,000	\$10,000	East Marta Ct / Mallette
4	2	40	\$ 375	\$15,000	East HWY 47 / Mallette
7	4	40	\$ 978	\$39,100	West HWY 47 / Trampas
<b>Valencia County Unit 3</b>					
6	8	5.5	\$ 455	\$ 2,500	West Mora Dr
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
24	8	5	\$2,000	\$10,000	West Balsam Rd / Las Borregas
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
<b>Valencia County Unit 4</b>					
20	17	6.25		B. Offer	West LaJunta / Sandia Dr
21	4	5	\$ 600	\$ 3,000	West LaJunta / Manzanita
<b>Valencia County Unit 13</b>					
5	13	6.89	\$ 762	\$ 5,250	West Tortuga / Mallette
5	6	5	\$ 800	\$ 4,000	East Tortuga / Mallette
6	1	11.32	\$ 972	\$11,000	East Mallette / Canilla Lp
6	22	11.32	\$ 325	\$ 3,679	East Paloma Lp / Mallette
6	33	10.88	\$ 551	\$ 6,000	East Paloma Lp / Mallette
7	6A	5		B. Offer	East Canilla Lp / Mallette Dr
7	6B	5		B. Offer	East Canilla Lp / Mallette Dr
7	7A	5		B. Offer	East Canilla Lp / Mallette Dr
7	7B	5		B. Offer	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
13	28	28.43	\$ 703	\$20,000	East Aula Rd / Mallette
<b>Valencia County Unit 14</b>					
2	12	6.06	\$ 825	\$ 5,000	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
6	2	12.6	\$ 2,000	\$25,200	East El Rito / Manzanita
6	22	10	\$ 1,750	\$17,500	East Nieve off Manzanita
14	2	10.9	\$ 1,295	\$14,115	East Obrero Circle
<b>Valencia County Unit 20</b>					
3	20	5		B. Offer	East Balda Cir / Diablo
3	39	8.31		B. Offer	West Desigo Circle / Diablo
4	2	8.31	\$ 909	\$ 7,555	East Embaldo Cir / Diablo
4	5	5	\$ 747	\$ 3,735	East Embaldo Cir / Diablo
4	6	5	\$ 700	\$ 3,500	East Embaldo Cir / Diablo
4	7	6.3	\$ 3,730	\$23,500	East Diablo / Embaldo
11	6	6.04	\$ 399	\$ 2,410	East Abeto Circle near Diablo Dr
11	9	7.16	\$ 698	\$ 5,000	East Abeto Circle near Diablo Dr
12	5	5	\$ 4,000	\$20,000	East 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	\$ 600	\$ 3,000	East Fajado / Diablo
<b>Valencia County Unit 21</b>					
1	2	88.94		B. Offer	East Tierra Grande Lp
3	39	8.86	\$ 609	\$ 5,400	East Lago / Diablo
5	2	6.38	\$ 1,724	\$11,000	East Gammo / Distrito
10	41	5	\$ 150	\$ 750	East Iluso Cr / Distrito

Block Lot	Acres	Price	Asking Price	HWY 47	Road
<b>Socorro County Unit 5</b>					
2	19	5	\$ 250	\$ 1,250	West Agnostura / Ingresso
6	1	9.23	\$2,004	\$18,500	West Ingresso Dr near Echo Cir
7	9	5	\$ 500	\$ 2,500	West Manzanita / Echo
7	10	5	\$ 500	\$ 2,500	West Manzanita / Echo
8	1	5	\$ 600	\$ 3,000	West Manzanita / Echo
8	3	5	\$1,000	\$ 5,000	West Echo Circle off Ingresso Dr
18	12	7.01	\$ 250	\$ 1,753	West Fawn Circle off Ingresso
<b>Socorro County Unit 9</b>					
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
14	20	10	\$2,500	\$25,000	West Hwy 60 Luna Dr Inter
10	2	10	\$ 100	\$1,000	West Amizette Lp / Comales Dr
15	5	10	\$ 100	\$1,000	West Amizette Lp / Comales Dr
17	2	47.3	\$1,734	\$82,000	West Inter-Military HWY / US 60
17	3	22	\$ 500	\$11,000	West Luna / MHW
<b>Socorro County Unit 10</b>					
1	3	10	\$ 250	\$ 2,500	West Comales / MHY
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	\$ 150	\$ 1,920	West Comales / CR 220
8	12	11.36	\$1,232	\$14,000	West Capulin Lp near Comales Dr
10	2	43.24	\$2,197	\$95,000	West Military HWY
10	6	10.84	\$ 400	\$ 4,336	West Gabresto / Cuchilla
12	18	10	\$ 400	\$ 4,000	West Gilta / Comales
16	3	10		B. Offer	West Comales Dr / Military Hwy
24	1	28.59	\$ 325	\$ 9,300	West Comales
25	14	20.24	\$ 543	\$11,000	West Copello Dr.
<b>Socorro County Unit 12</b>					
6	1	10	\$ 150	\$ 1,500	West Capillo / Springtime
6	2	10	\$ 150	\$ 1,500	West Capillo / Springtime
6	11	10	\$ 150	\$ 1,500	West Capillo / Springtime
6	12	10	\$ 150	\$ 1,500	West Capillo / Springtime
9	15	10	\$ 150	\$ 1,500	West Capillo / Laguna
9	16	10	\$ 150	\$ 1,500	West Capillo / Laguna
10	1	10	\$ 150	\$ 1,500	West Capillo / HWY 60
10	2	10	\$ 150	\$ 1,500	West Capillo / HWY 60
11	1	20.11		B. Offer	West HWY 60 / Capulin Lp
<b>Socorro County Unit 18</b>					
2	8	5	\$ 550	\$ 2,750	West Manta / Ingresso
2	12	5	\$ 200	\$ 1,000	West Manta / Ingresso
3	34	5.79	\$ 108	\$ 625	West Ingresso / Maceta Cir
4	3	5	\$ 600	\$ 3,000	West Maceta Cr / Ingresso
5	5	5	\$ 500	\$ 2,500	West Meil Cicle / Ingresso
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
11	19	5.62	\$ 200	\$ 1,124	West Murada Loop
16	9	66.34		B. Offer	West Libro Dr / Ingresso
19	7	12.66	\$ 500	\$ 6,330	West Ligerio / Ingresso
19	8	7.35	\$ 500	\$ 3,675	West Ligerio / Ingresso
19	11	7.69	\$ 500	\$ 3,845	West Ligerio / Ingresso
19	12	7.1	\$ 500	\$ 3,550	West Ligerio / Ingresso
19	22	5	\$ 200	\$ 1,000	West Labrado Cir / Ingresso
21	1	5	\$ 500	\$ 2,500	West Ingresso / Ligerio
21	2	5	\$ 500	\$ 2,500	West Ligerio / Ingresso
22	34	10.4	\$ 200	\$ 2,000	West Listo Ct / Ingresso / 47
<b>Socorro County Unit 22</b>					
2	4	25.15	\$ 994	\$25,000	East Estada Ct / Estada Dr
5	1	50.83	\$ 1,400	\$71,162	East Intersect/Destello/Diablo
5	3	40	\$ 700	\$28,000	East Destello near Diablo
8	8	5	\$1,000	\$ 5,000	East Parada Lp / Escudo
8	10	8.24	\$ 243	\$ 2,000	East Parada Lp / Escudo
8	11	6.73	\$ 1,400	\$ 9,422	East Parada Lp / Escudo
9	13	5.29	\$ 1,134	\$ 6,000	East Parada Lp / Escudo
10	40	12.23	\$ 662	\$ 8,100	East Diablo / DePoi
13	15	9.78	\$ 818	\$ 8,000	East Diablo
16	3	5	\$ 400	\$ 2,000	West Obra Circle near Escudo Dr
16	6	5	\$ 700	\$ 3,500	West Obra Circle near Escudo Dr
16	8	5	\$ 4,000	\$20,000	West Obra Circle near Escudo Dr
17	9	18.6	\$ 750	\$13,950	East Depoi / Estada
18	8	5	\$ 1,000	\$ 5,000	East Nueva Lp / Escudo

FOLD IN HALF

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

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

SEAL THIS SIDE Do Not Use Staples

**NO POSTAGE  
 NECESSARY  
 IF MAILED IN THE  
 UNITED STATES**

SEAL THIS SIDE Do Not Use Staples

CUT HERE

# TGIA Annual Meeting Ballot

CUT HERE

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.

## More For Sale By Owner in Valencia County

Block	Lot	Acres	Price	Asking Price	HWY	Road
<u>Valencia County Unit 23</u>						
1	24	10.25	\$ 976	\$10,000	East	Tonada Ct / Diablo
2	17	11.35	\$ 881	\$10,000	East	Tonada Lp / Diablo Dr
2	24	11.96	\$1,254	\$15,000	East	Tonada Lp / Diablo Dr
3	10	14.9	\$ 604	\$ 9,000	East	Smoke Rise Tr / Diablo
3	19A	5.71	\$1,000	\$ 5,710	East	Smoke Rise Tr / Diablo
3	19B	5.39	\$1,000	\$ 5,390	East	Smoke Rise Tr / Diablo
3	19C	5.42	\$1,000	\$ 5,420	East	Smoke Rise Tr / Diablo
3	19D	5.58	\$1,000	\$ 5,580	East	Smoke Rise Tr / Diablo
3	28	13.62	\$1,909	\$26,000	East	Smoke Rise Tr / Diablo
4	10	12.12	\$2,063	\$25,000	East	Smoke Rise Tr / Diablo
5	9	24.22		B.Offer	East	Trueno Lp / Diablo
6	1	15.58	\$ 642	\$10,000	East	Trueno Lp / Diablo
7	3	13.46	\$1,040	\$14,000	East	Trueno Lp / Diablo
<u>Valencia County Unit 24</u>						
1	5	23.32	\$ 250	\$ 5,830	East	Tinto off Escudo
3	1	11.92	\$1,342	\$16,000	East	Escudo Dr
3	2	10.27	\$1,363	\$14,000	East	Escudo Dr
5	4	17.83		B.Offer	East	Toro Lp / Diablo
6	3	11.5	\$ 900	\$10,350	East	Toro Lp / Diablo
7	17	11.54	\$1,300	\$15,000	East	Tocado Lp / Diablo
7	21	12.81	\$ 859	\$11,000	East	Tocado Lp
7	29	44.92	\$1,000	\$44,920	East	Tocado Lp

## Snippets from Tierra Grande's Past

1993 – TGIA, in conjunction with US West Phone Service, contributed over \$53,000 to extend telephone service for about 8.5 miles in Tierra Grande. The Board announced where the Tierra Grande Fire Station would be built. The Rio Grande Estates Fire Department agreed to donate a tanker/truck to the new station. In June 1993 TGIA paid for 4-5 miles of 4-strand barbed fencing from Highway 47 to Canyon del Rio which completed fencing the northern boundary of Tierra Grande. Cattle guards were installed at Las Borregas Drive and fencing along Tierra Grande's southwest border was upgraded and improved. Signs and archways were installed at entrances to Tierra Grande as a cost of over \$11,000. The Membership unanimously voted to amend the Articles Of Incorporation to define a member as someone subject to the "present assessments."

