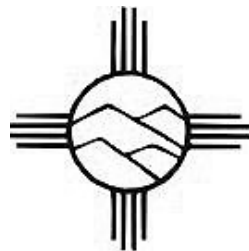


# Tierra Grande Tales 'n' Trails

October 2017



Tierra  
Grande  
Improvement  
Association

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

## Assessments Support the Common Good

TGIA President Judi Magnussen told those attending the July 2017 annual meeting about last year's accomplishments of the organization.

She pointed out that your assessments support the common good of the Tierra Grande community. Working together, last year's accomplishments include:

- Lowering the cost of day to day operations.
- Protecting TGIA-owned properties from tax increases
- Organizing community cleanups with Valencia County dumpsters provided at no cost.
- Partnering with the Valencia County Road Department to repair road areas in need of gravel.
- Paying for and installing a bathroom/shower stall at the Fire Station so volunteers can shower before going to work.
- Paying for cleanup of two areas in Tierra Grande where illegal dumping occurred.
- Paying the insurance and property taxes on the Open Space and TGIA property which amounts to over \$10,000.
- Working with universities and the NM Geological Society to allow access to TGIA Open Space for the education of students and faculty.
- Developing and marketing a For Sale by Owner catalog to help owners sell their property.

Magnussen emphasized there has been no increase

### Thank You for Door Prizes

Thanks to the following for their door prize donations for the 2017 TGIA annual meeting:

Insulated lunch pack & light: Paul Rockhold

Native American doll made & donated by Margaret Giangrossi

Two framed photographs and an album of animals in Tierra Grande Open Space with photos taken and framed by Kim Pravda

Handyman items collected & donated by John Moran

Silver and blue agate bracelet made & donated by Venture Garcia

BNSF Spring Vase collected by Kim Pravda, painted by Mark Earthman

BNSF Spring letter holder collected by Kim Pravda, painted by Mark Earthman

BNSF Cowboy Door Stop welded & donated by David Venenga

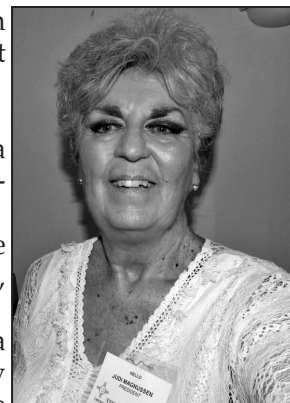
Child's Wooden Rocking Horse made & donated by Ross Barnes

Lap quilt made & donated by Judy Venenga

in assessment since 1995 which shows the good financial oversight the TGIA board has practiced.

Additional accomplishments :

- Working with the Valencia County Road Department to maintain Tierra Grande roads.
- Protecting the Open Space by communicating with members, BNSF railroad and Fish & Game.
- Working with Valencia County Sheriff and Community Watch to keep Tierra Grande a safe community.



Judi Magnussen

TGIA President Magnussen said that without the cooperation of everyone who attended the annual meeting, none of these accomplishments would be possible.

Magnussen added that it would be especially impossible without the oversight of TGIA administrator, Sue Moran. "We're fortunate to have Sue's excellent services as we find a way to common ground on most all the issues confronting Tierra Grande. We all want this community to continue to thrive and people to love being residents and land owners."

### Land Scammers Active!

If an offer sounds too good to be true, it is most likely a scam.

TGIA has received calls from members who have been approached with offers to purchase their vacant lots for a high dollar amount – all the seller has to do is give the buyer their bank account or credit card number! Don't do it.

The name of one company TGIA has received complaints about is We Buy Vacant Land.

Remember that a legitimate buyer will give the seller a cashier's check or use PayPal to purchase a property.

Also, property management companies are trying to sell you services. We have heard that the American Association of Land Owners will provide you with pictures and various market analyses, marketing suggestions and a list of brokers in the area for a mere \$94.

Another name that pops up is the Rio Communities Landowners Association – for \$50 a year they provide you with information about your vacant land. We have seen these documents and they are not pertinent to Tierra Grande.

Before you spend additional money, please call TGIA at 505 864-2345 and share your story.

# 2017 TGIA TREASURER'S REPORT

SOURCE OF FUNDS	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
TOTAL ASSESSMENTS - ACCRUED	\$ 126,890	\$ 124,033	\$ 126,225	\$ 124,776	\$ 125,050
TOTAL CD & MM INTEREST	464	583	827	477	850
Interest - Delinquent Accounts	6,775	7,488	8,067	9,285	8,500
Tower Site Rental	1,800	1,800	1,800	1,800	1,800
Royalty Leases (Cattle/Gravel)	2,633	0	0	1,115	950
Miscellaneous Income (land sales, TTF)	0	10,757	19,900	559	15,000
Donated Land	0	0	0	4,289	4,000
<b>TOTAL PROJECTED REVENUE</b>	<b>\$ 138,562</b>	<b>\$ 144,661</b>	<b>\$ 156,819</b>	<b>\$ 142,300</b>	<b>\$156,150</b>

	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
<b>A. SALARIES</b>					
1. Administrator	\$ 27,070	\$ 16,380	\$ 16,380	22,680	21,840
2. Misc. Salaries	3,844	4,755	6,009	6,395	6,000
3. Director's Fees	6,600	6,600	6,600	6,600	6,600
4. Payroll Taxes	2,426	1,663	1,821	2,359	2,400
<b>B. RENT/UTILITIES</b>					
1. Rent	5,100	5,100	5,100	5,100	5,100
2. Telephone	2,218	2,110	2,277	2,445	2,000
3. Electricity/Gas	1,328	1,426	1,556	1,363	1,600
<b>C. GENERAL OFFICE</b>					
1. Supply/Clean	4,904	8,049	5,803	4,730	6,000
2. Postage	2,939	4,258	4,372	4,192	4,400
4. Newsletter	6,526	4,519	4,628	4,722	5,000
5. Repair & Maint./Security	769	829	866	394	900
6. Titles/Abstracts	0	0	45	-3	200
<b>D. INSURANCE</b>					
1. Liability/Property	6,296	8,696	8,991	9,167	9,200
2. Directors & Officers	1,268	1,346	1,346	1,400	1,500
3. Employee Fidelity	178	178	178	200	300
4. Workers' Compensation	1,018	420	363	400	400
5. Umbrella	1,131	1,000	1,312	1,500	1,500
<b>E. PROFESSIONAL FEES</b>					
1. General Attorney	3,175	10,185	32	479	3,500
2. Bookkeeping	5,600	5,800	5,800	6,540	6,750
3. Audit	5,885	5,885	5,885	5,895	6,000
<b>F. LAND TAXES</b>					
1. Socorro County	676	374	853	1,151	1,200
2. Valencia County	1,130	6,184	4,725	2,592	2,700
3. Tarrant County	1,093	1,096	35	96	100
<b>G. MISCELLANEOUS</b>					
1. Mileage/Special Projects	382	231	527	475	550
2. Meeting Expenses	3,004	3,131	2,039	3,010	3,500
<b>H. PROMOTIONAL</b>					
1. Donations	50	138	154	50	150
2. Advertising	0	0	746	0	0
3. Subscriptions	0	0	0	0	0
4. Website	348	609	409	1,073	1,000
<b>I. MAINTENANCE</b>					
1. Road Safety	0	0	0	0	500
2. Property Maintenance	2,080	1,998	75	406	3,000
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 97,038</b>	<b>\$ 102,959</b>	<b>\$ 88,927</b>	<b>\$ 95,410</b>	<b>\$ 105,390</b>

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

	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
Fire Station Improvements	0	0	9,765	17,514	2,000
Road MOA & Erosion	0	0	2,725	8,787	12,000
Office Equipment	0	3,000	1,000	0	500
Office Improvements	0	1,500	0	6,631	1,500
Open Space Maintenance	500	500	0	0	500
<b>TOTAL:</b>	<b>\$ 500</b>	<b>\$ 5,000</b>	<b>\$ 13,490</b>	<b>\$ 32,932</b>	<b>\$ 16,500</b>

	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
<b>FORECLOSURES - Recoverable</b>					
Title Search	3,160	322	0	0	2,500
Attorney & Other Fees	21,052	14,699	3,375	663	17,000
<b>TGIA Beyond 2013 / Covenant</b>					
Attorney & Filing Fees	1,610	0	0	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>

# Photos from the 2017 TGIA Annual Meeting



To the left Valencia County Commissioner David Hyder (whose district includes Tierra Grande) discusses solid waste and road maintenance/repair at the TGIA 2017 annual meeting. Middle photo shows Lt. John Gordon of the Valencia County Sheriff's Department discusses making arrangements to have a window etching service available to Tierra Grande members free of charge. Bottom, Michael Sumner, second from left, was re-elected to the TGIA board. At far left is George Hobbes who announced the election results.



Photos by  
Judi Magnussen

## Auditors Say TGIA in Good Financial Condition

TGIA Treasurer David Tibbetts pointed out at the 2017 annual meeting that the auditors are very pleased with TGIA's financial condition. The auditors also felt that TGIA's internal controls are good.



# 2017 TGIA TREASURER'S REPORT

LIQUID ASSETS	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
MyBank Checking	84,082	125,980	101,477	104,854	105,000
Money Market	8,303	8,305	8,307	8,309	8,400
Money Market - Special Projects	111,390	111,557	99,179	81,842	70,000
High Yield Savings	55,521	55,614	55,679	55,735	56,000
CD's	50,990	51,298	126,477	126,847	127,000
Impress Account	1,500	1,500	1,500	1,500	1,500
Foreclosure Funds Held in Trust	28,357	38,918	38,933	38,946	45,000
<b>TOTAL CASH</b>	<b>\$ 340,143</b>	<b>\$ 393,172</b>	<b>\$ 431,552</b>	<b>\$ 418,053</b>	<b>\$ 412,900</b>

FIXED ASSETS	2013 Actual	2014 Actual	2015 Actual	2016 Actual	2017 Proposed
Land Held for Investment	133,159	157,699	109,516	113,305	110,000
Land	281,893	281,893	281,893	281,893	281,893
Property, equipment, leasehold improvements less depreciation	105,722	70,391	42,824	23,737	25,000
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<b>\$ 520,774</b>	<b>\$ 509,983</b>	<b>\$ 434,233</b>	<b>\$ 434,233</b>	<b>\$ 416,893</b>

MEMBERS	Actual
Total Assessed MEMBERS	2,549
Total Assessed LOTS	3,404
Total Unassessed Lots*	1,997

\*Developers - own 1941 unassessed lots

\*TGIA - owns 55 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.



## **TG Community Watch & Cleanup**

The Tierra Grande Community Watch is scheduled to meet Saturday, Oct. 21, 2017, 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.

Once again, Tierra Grande has qualified for a dumpster under the Valencia County Keep New Mexico Beautiful program.

The dumpster should be delivered Friday, October 20. The official clean-up event begins Saturday morning, October 21. The dumpster will be located at the intersection of Manzanita Drive and Recato Loop.

ALL materials are accepted, including yard trimmings. If you are turning in tires, please place them outside the dumpster.

To qualify for the free dumpster, Tierra Grande needs to keep the community beautiful. So, please bring at least one bag of trash collected from the road near your home.

There will be a sign-up sheet attached to the dumpster. TGIA needs to know which members utilize the dumpster. Please take the time to sign in.

## ***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](mailto:info@tierragrande.org) to provide her with the contact information for people renting your Tierra Grande home.

## **Need Information? Call TGIA**

If you need information about your Tierra Grande property or the Tierra Grande Improvement Association then call Sue Moran, TGIA administrator, at 505 864-2345 or email [info@tierragrande.org](mailto:info@tierragrande.org).

## ***Lots For Sale By Owner Catalog***

Thirty lots have been sold since the For Sale By Owner (FSBO) Catalog was created in March 2016.

Approximately 160 lots are still available in the catalog.

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

You can find the FSBO Catalog on the TGIA Web Page "contact us" tab – [www.TierraGrande.org](http://www.TierraGrande.org).

## **Recognizing Long Time Residents**

31 Years – 1985: Angela Blasi, Bill Martin

29 Years – 1988: Clayton Self

27 Years – 1990: Margaret Giangrossi & Vincent Giangrossi, Judi Magnussen, David Reid

26 Years – 1991: Jay & Jodie Gardner

25 Years – 1992: Mike Scott

23 Years – 1994: Al & Mary Cate, Armand & Carol Gasperetti, David & Marianne Holmes, Tim & Sara Miller, Albino Tafoya

22 Years – 1995: Mary Bereyl, Lori Nolan, Joe & Virginia Smiel

21 Years – 1996: Martin & Sandra Sisneros, Chester & Betty Smith

20 Years – 1997: Mike Wooley & Melody Brooks

## ***Welcome New Residents***

Laura Alejandro – Las Borregas – Unit 3

Brad & Kristine Hughes – Lavar Loop – Unit 13

Robert Law – Marta Court – Unit 2

Harvey Begnoche – Palta Circle – Unit 13

Matthew Martinez – Recato Loop – Unit 14

Brad & Mary Jane Holler – Diablo – Unit 22

James & Annie Brooks – Tarugo Rd – Unit 24

Mike & Mari Schaefer – Tocado Ct. – Unit 24

## **Building Permits for 2017**

Brad & Mary Jane Holler – Unit 22 - Residential Structure

Robert & Michelle Ritt – Unit 14 – Addition

Michael & Mari Schaefer – Unit 23 – Pole Barn

Donal Key & Linda Canyon – Unit 19 – Gazebo

## ***Remembering Those Who Passed in 2017***

*Gloria Mocera*, longtime resident, moved to the area in 1985.

Gloria fell in love with another Tierra Grande resident, Joe Mocera. Both were widowed and they fully enjoyed their life together. We will miss her joyful smile.

*Lawrence Sanchez* was a steward of the land, a calming voice in times of strife, a man of integrity. We will miss him.

# Two Different Bills, Two Different Payments

Every Fall TGIA land owners receive two bills for their property—

- One bill is for the TGIA assessment on the property
- The second bill is the property tax assessed by the county where that property is located.

These are two completely separate bills. Your payments should be sent to two different organizations:

The assessment, due by Dec. 31, is paid to TGIA. Assessment notices are sent to Tierra Grande land owners in October.

The assessment is part of the covenants which protect Tierra Grande.

The property tax is paid to either the Valencia County Treasurer or the Socorro County Treasurer, depending on where the property is located.

Property tax bills are sent by the County Treasurers the beginning of November with payment due in December of the same year.

It is extremely important to pay both these bills each year. It is extremely important to know that these are two separate bills, payable to two separate entities

Just as important is to notify each entity of any address change involving these bills. If the address for where your bills are sent changes, inform both TGIA and the Valencia or Socorro County Treasurers as soon as possible.

The mailing address for the Socorro County Treasurer's office is P.O. Box KK, Socorro, NM, 87801, phone 575 835-1701.

The mailing address for the Valencia County Treasurer is P.O. Box 939, Los Lunas NM 87031, phone 505 866-2090.

Contact TGIA Administrator Sue Moran at 505 864-2345 with any change of address or to get information, P.O. Box 1388, Belen, NM, 87002.

## Little Free Library Year Anniversary

Thanks to the support of Tierra Grande members, the Little Free Library (LFL) is celebrating its third anniversary.

## Valencia County Lots for Sale

This Fall TGIA will offer for sale the following lots it owns in Valencia County.

All lots are current on their assessments and property taxes.

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, November 6, 2017.

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

Unit/Block/Lot	Acres	TGIA Minimum Opening Bid @ \$239.50/acre
01-07-13	5.00	\$1,197.50
01-15-08	5.00	\$1,197.50
02-11-02	45.00	\$10,777.50
13-05-18	6.30	\$1,508.85
13-09-30	10.00	\$2,395.00
13-12-11	10.00	\$2,395.00
13-17-09	10.00	\$2,395.00
14-02-19	5.00	\$1,197.50
14-06-38	11.36	\$2,720.72
14-12-06	10.00	\$2,395.00
14-13-04	10.50	\$2,514.75

## 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.

And, more ballots were received in 2017 than in 2016 which reflects the continued interest of land owners in the leadership and business of Tierra Grande.

## Foreclosure Sale Scheduled

A foreclosure sale will be scheduled before the end of 2017.

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

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

# Resident's Deer Photo is Award Winner

Kimberly Pravda of Tierra Grande was the winner of a prize package from the 3rd annual Adventuress Women's Happy Trail Cam contest.

She won for her entry photo of a velvet mule deer buck in the deer category. The photo is show at right.

Adventuress described the photo as "An amazing photo of an amazing velvet mule deer buck. I love the pose and detail on him as well as the background. A great setup of the tree framing up the photo, the rock pile, the cactus. It all leads your eye around and adds to it."



Kimberly won a DLC covert Scouting Camera, MPE6 Trail Camera, Stic-n-Pic Mini Ground Mount & Mini Tree Mount, Trophy Rock package, plus Common Hunter Viewer SD card reader and carrying case.

## Michael Sumner Re-elected to Board

Retired banker and rancher Michael Sumner was re-elected to the TGIA Board after the votes were counted at the July 2017 annual meeting. There were two candidates on the ballot.

## TG Resident Wins State Robotics Competition

Seth Howe, son of Notah and Kerri Howe, of Tierra Grande, is a state champion in the VEX robotics completion.

Seth, then a high school senior, and his teammate, won the VEX Robotics State Championship competition in March making them Number One in the State.

Seth is now attending New Mexico Institute of Mining and Technology in Socorro with plans for a double major in aerospace engineering and mechanical engineering.

Seth is also a volunteer fire fighter with the Tierra Grande Fire Department.

Congratulations to Seth and much success in his future endeavors.

## Magnussen Board President

At the July 26, 2017, 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 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 2022

**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