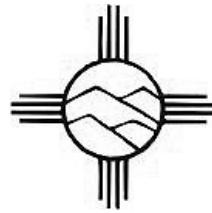


Tierra Grande Tales 'n' Trails

FEBRUARY 2018



Tierra
Grande
Improvement
Association

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

TGIA Accomplishments in 2017

Dear Members,

During 2017, your annual assessments supported the common good of the Tierra Grande community. Together we have:

- Kept the cost of day-to-day operations in check
- Increased revenue
- Protected TGIA-owned properties from tax increases
- Received two donated lots from TGIA members
- Sold 20 TGIA-owned lots to reduce property taxes and increase assessment earnings and revenue
- Cleared up 12 property ownership/titles with the Valencia County and Socorro County Assessor's offices
- Filed 10 death certificates, where owners were joint tenants, for Valencia County owners at no cost
- Organized a community cleanup with two dumpsters provided at no cost from Valencia County
- Paid to remedy another serious erosion area that was a danger to travelers in Tierra Grande
- Partnered with the Valencia County Road Department to repair roads and paid for gravel for roads
- Partnered with the Valencia County and Socorro County Treasurers to notify over 125 members whose properties were in arrears on payment of property tax – saving many properties from being sold at a tax sale
- Partnered with the Valencia County and Socorro County Assessors to update over 200 owner addresses
- Developed an ongoing relationship with the Valencia County and Socorro County Assessors to forward updated owner contact information
- Transferred the Tierra Grande Fire Station to the City of Rio Communities so the station can receive funding to expand and equip the station
- Marketed the For Sale By Owner catalog to help owners sell their lots – to date 38 properties have sold
- Worked with Universities and the NM Geological Society to allow access to Tierra Grande Open Space
- Communicated with NM Dept. of Game & Fish and the U.S. Forest Service to protect the Open Space
- Worked with Tierra Grande members to protect the Open Space by installing gates at the north and south end of Sand Canyon

• Developed a permit policy for owners who wish to drive vehicles in our Open Space

• Worked to create a sense of community through weekly information sharing, community watch involvement, and being responsive to members

• Arranged a solar power presentation for members

• Coordinated VIN etching project with the Valencia County Sheriff's Department for member vehicles

• Paid for the cleanup of trash

• Implemented a lien policy for lots with structures which are in arrears on payment of assessments

• Updated TGIA's five-year goals and objectives

• Successfully protested changes to State Bill 244 regarding Home Owner Associations

• Completed a successful audit/review for 2016

• Celebrated the 3rd anniversary of our Little Free Library

• Through continued good financial oversight, assessments have not increased since 1995

On a day-to-day basis, TGIA has provided ongoing service to members by

• Working with Valencia County representatives, commissioner and sheriff on Tierra Grande issues

• Communicating with area governments and attending community meetings to keep abreast of developments and information

• Enforcing the Protective Covenants to accommodate different people with their needs to make Tierra Grande a diverse and welcoming community

• Paying the insurance and property taxes on the Open Space and TGIA (\$10,000 +)

• Working with cattle grazers, developers, and individuals with vested interests in Tierra Grande

• Providing notary services at no charge, as well as copy and fax services to members in good standing

Tierra Grande has almost 2,600 land owners. During 2017, 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.

Community Watch

On Saturday, Oct. 21, 2017, some 30 Tierra Grande members gathered at the Tierra Grande Fire Station for a great semi-annual Community Watch meeting.

Thank you to all who attended to make it a success. Some folks took advantage of the free VIN etching offered by the Valencia County Sheriff's Dept. Deputies answered questions while the fire and rescue staff verified that people can walk into the fire station to seek medical services if it is staffed.

Watch Coordinator Ernie Nagy reported there were no outside incidents. The new trash ordinance as well as the possibility of holding a presentation regarding solar energy for residences were discussed.

Upcoming Community Watch Meeting

The next meeting for the Community Watch has been tentatively scheduled for Saturday, April 28, 2018, from 11 a.m. to 1 p.m. at the Tierra Grande Fire Station.

Solar Energy Presentation

On Saturday, Dec. 9, 2017, a meeting regarding solar options took place at the TGIA office with about 25 people attending.

Thank you to Jim Thomas and Ward McCartney, Tierra Grande residents, who shared their experience with solar panels.

Representatives from SunPower by Positive Energy Solar and Affordable Solar attended the meeting. These two companies are the largest and highest rated solar providers in New Mexico.

Meeting discussion centered on a cost effective way to operate pumps/wells when the power goes out. TGIA staff will explore options and reach out to the members when solid information is available.

Here is contact information:

Affordable Solar – Crystal Felice – 505 944-4236

Sunpower – Sam Hobbs – 505 366-1907

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, 2018.

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.

Successful Community Clean-Up

On the weekend of Oct. 21, 2017, thanks to the support of the Valencia County Public Works Department and Keep New Mexico Beautiful campaign, Tierra Grande was once again provided with two large dumpsters which were packed to the brim. Thank you to everyone who participated and worked so hard to keep Tierra Grande beautiful.

Sand Canyon / Open Space Access Secured

Thanks to the efforts of Tierra Grande residents Leonard Castillo, Jerome Davis, Michael Hunt, Rachael Howe, and Notah & Kerra Howe, the northern and southern access gates into Sand Canyon have been secured. The Association cannot thank them enough for the excellent outcome.

Wildland Fire Prevention

TG resident Marianne Rittner-Homes has been appointed to represent Tierra Grande on the Wildland Fire Prevention Committee.

Thank you, Marianne for taking on this task in addition to your role as firefighter/EMT with the Rio Grande Estates/Tierra Grande Fire Department.

2018 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 2018 meeting dates are:

January 24 February 28 March 28 April 25

May 23 June 27 July 25 August 22

September 26 October 24 November 28 December 19

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 2022

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

Members/Residents Passing

Ernest "Ernie" H. Littlejohn – Nov. 2, 2017 – A Unit 3 resident for many years, Ernie had a warm and wonderful sense of humor. He was a skilled mechanic / welder and willingly helped others. He was a member of Our Lady of Belen Catholic Church. He is survived by his wife, Aileen.

Catherine Toscano – Nov. 6, 2017 – A previous resident of Tierra Grande's Unit 24, Catherine and her sister, Dorothy Von Eckhardt, were two of the original residents in the foothills. Catherine retired as an administrative secretary at Merck Pharmaceuticals. She served on the board of directors of the Belen Art League. She is survived by her children.

Louis Stynen – Nov. 19, 2017 – A resident of Unit 2, Louis was a master gardener and the landscaping around his home was beautiful. He was a bicycle enthusiast who regularly rode his bike along HWY 47 from Tierra Grande to Rio Communities and back. He is survived by his loving wife of 53 years, Annie.

Randy Anderson – Nov. 23, 2017 – A resident of Unit 23. At age 16 he began his lifelong service to the community by volunteering with Fire and Rescue. He was a fireman in Artesia and for Laguna Pueblo. After attending paramedic school, Randy started at Albuquerque Ambulance where he served almost 23 years, achieving the rank of Captain. He was an avid outdoorsman. He loved to cook and make people laugh. He is survived by his wife, Stacy, and family.

Patricia Gallagher – Dec. 12, 2017 – A Unit 3 resident, Pat was a Jin Shin Jyutsu Master who brought her healing energies to many. Pat loved her horses and, as a matter of fact, she loved all animals. She is survived by her partner, Natalie McCann.

Pay Attention to Property Value Notice

Each early spring, a Notice of Property Value is mailed to property owners from either the Valencia County Assessor OR the Socorro County Assessor, depending on where your Tierra Grande property is located.

A window of opportunity exists to protest the property value, which is the basis for the property tax. The protest period generally ends at the close of April.

If you choose to protest your property value, the protest forms can be found on the County web sites or by contacting the Assessor's Office:

Socorro County -- 575 835-0714: www.SocorroCounty.net

Valencia County -- 505 866-2417: www.Co.Valencia.nm.us

Architectural Control Committee Supports Protective Covenants

The Protective Covenants are the restrictions imposed upon the land which provide a general scheme for good land planning and design. For example, a minimum of five acres per lot, easement requirements, single family residential dwelling and outbuilding specifications, no gas or oil drilling or mining, no gravel or quarry operation of any kind, no more than two horses per five acre lot size, etc.

- The Protective Covenants run with the life of the land

- Architectural Control Committee reviews and approves/denies/amends all construction and or building plans

- Only the landowners of Tierra Grande lots can amend the Protective Covenants by an approval vote of 51%

- In 2013 landowners in each unit amended the Protective Covenants to incorporate the Indenture into the Protective Covenants, which is the means for collecting assessments for providing Tierra Grande, a non-profit civic organization, to serve as the representative of lot owners, the enforcement of all covenants, and the creation, operation, management and maintenance of the Open Space and other activities applicable to the enhancement of Tierra Grande.

Unpaid Assessments Accrue

Unpaid Assessments for 2017 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.

Foreclosure Auction

A Foreclosure Auction will definitely take place in February or March 2018. Contact Tierra Grande at 505 864-2345 or email info@tierragrande.org if you are interested in receiving information about the upcoming foreclosure sale.

Budget Information on TGIA Website

The Tierra Grande Annual Budget will be on the website (www.tierragrande.org) once the 2018 budget is approved by the Board of Directors at the end of February.

If you have questions about the budget, contact the TGIA office via email at info@tierragrande.org or phone 505 864-2345.

Valencia/Socorro County Lots for Sale

TGIA owns several Tierra Grande lots in Valencia and Socorro Counties. TGIA is offering for sale several of lots. 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, Feb. 26, 2018. For further information, contact TGIA at 505 864-2345, or info@TierraGrande.org.

Socorro Unit-Block-Lot	Acres	Open Bid @\$145/Acre	Valencia Unit-Block-Lot	Acres	Open Bid @\$175/Acre
09-01-01	12.20	\$1,769	20-03-13	5	\$875
09-01-12	10	\$1,450	21-03-04	5	\$875
09-04-03	15.90	\$2,305	21-03-20	5	\$875
11-07-03	20	\$2,900	21-07-08	5	\$875
18-02-13	6	\$870	21-08-08	5	\$875
18-08-32	5.56	\$806.20	21-08-10	5.38	\$941.50
18-19-24	13.77	\$1996.65	21-15-07	5.95	\$1,041.25
			22-10-12	5	\$875
			22-15-16	5	\$875
			22-16-16	5	\$875
			22-16-25	5	\$875
			22-17-25	5.48	\$959

Permits Required for Vehicles in Open Space

Tierra Grande has implemented a permitting process for Tierra Grande members authorized to use vehicles in Tierra Grande Open Space.

Each Tierra Grande member has a stake in how the Tierra Grande Association carries out its mission of preserving and protecting our Open Space while addressing the interests of its members to hike or camp or enjoy other uses.

Members wishing to operate a vehicle in Tierra Grande Open Space need to request a TGIA numbered sticker for each vehicle used in the Open Space.

Please contact the Tierra Grande office at 505 864-2345 or email info@tierragrande.org to obtain a sticker.

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 in 2018

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

PRSR STD
U.S. POSTAGE PAID
Belen, New Mexico 87002
Permit No. 06