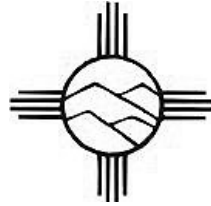


Tierra Grande Tales 'n' Trails

JUNE 2018

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



**Tierra Grande
Improvement
Association**

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 21, 2018

The following business will be transacted:

1. Closure of Balloting
2. Board President addresses members
3. Treasurer's report
4. City of Rio Communities
Celebrates Tierra Grande 45th Anniversary
5. Presentation – Tierra Grande Open Space
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 20, 2018.

A Very Simple Map to Tierra del Sol Golf Club



The TGIA Board

The TGIA Board has, for over 40 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.

TGIA Board Candidate

JIM LARDNER

• President New Mexico Travertine, Inc., in Belen in charge of all production, sales and responsibilities involved in running a \$3.5 million company with 30 employees.

• Current president Belen Rotary Club; served as president of Allied Stone Industries and Habitat for Humanity Valencia County.

• Current Commissioner on the City of Belen Planning and Zoning Commission

• Married to Daphne Lardner; three children.

• Jim Lardner was appointed to the TGIA Board by the TGIA Board in February 2018 to fill the position vacated by Dave Tibbetts. He is now seeking election to the board.



Check out tierragrande.org on the web!

For Sale By Owner in Valencia County

Block Lot	Acres	Per Acre	Price	HWY 47	Road
<u>Valencia County Unit 1</u>					
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
3	5	5		B. Offer	East Chicha Loop/Mora Dr.
5	2	5	\$1,000		East Leroux Dr / Mora
5	11	5.58		B. Offer	East Balazo Lp/Mora
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
10	27	7.51		B. Offer	East Fofa Lp / Mora Dr
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 / Rercio Cir
12	38	5	\$ 280	\$ 1,400	East Rereco Circle / Trampas
13	3	5	\$ 600	\$ 3,000	East Encargo Lp / Mora Dr
14	1	5	\$ 600	\$ 3,000	East Trampas / Abria Lp
16	12	5.6	\$1,429	\$ 8,000	East Mancha Cir / Mora Dr
17	4	5	\$1,000	\$ 5,000	East Mancha Cir / Mora Dr
17	5	5	\$1,000	\$ 5,000	East Mancha Cir / Mora Dr
17	9	5	\$1,000	\$ 5,000	East Mancha Cir / Mora Dr
18	11	5	\$1,000	\$ 5,000	East Napa Cir / Mora Dr
20	10	5	\$ 900	\$ 4,500	East Mancha Cir / Mora Dr
<u>Valencia County Unit 2</u>					
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
10	1	40	\$ 750	\$29,900	West HWY 47 / Trampas
<u>Valencia County Unit 3</u>					
1	10	10.28		B. Offer	West Cowels / TG Loop]
6	2	5	\$ 700	\$ 3,500	West Mora Dr
9	9	8.19	\$ 440	\$ 3,600	West Karr Circ / Leroux Dr
14	3	5	\$ 540	\$ 2,700	West Karr Circ / Leroux 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

FOLD IN HALF

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

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

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

Snippets from Tierra Grande's Past

Block	Lot	Acres	Price	Asking Price	HWY 47	Road
<i>Valencia County Unit 24</i>						
2	6	10.38	\$ 150	\$ 1,500	East	Tinto off Escudo
2	13	40.09	\$ 600	\$24,000	East	Tinto near Tarugo
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	\$ 3--900		\$10,350	East Toro Lp /
<i>Diablo</i>						
7	17	11.54	\$1,300	\$15,000	East	Tocado Lp / Diablo
7	18	10.74	\$ 419	\$ 4,500	East	Tocado Lp / Diablo
7	19	12.15	\$ 782	\$ 9,500	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
7	37	11.82	\$1,195	\$14,125	East	Tocado Lp

1994: Tierra Grande Fire Substation grand opening took place on May 29, 1994. The Fire Station was built using Tierra Grande Association Improvement member funds. The Station was built so fire protection would be closer for residents. Currently, three Tierra Grande residents volunteer for the fire department.

The Tierra Grande Office moved from the Valley Community Plaza to its current location in the Oasis Plaza – 480 Rio Communities Blvd, Suite H.

Horizon Corporation closed its New Mexico office.

Realtors Familiar with TG

Many people have asked for contact information for area realtors familiar with Tierra Grande:

Altura Realty (Vicki or Harriett) – 505 866-6266

Century 21 – 505 480-2121

Realty One NM (Patrick) –505 933-0409

Sachs 5th Ave (Irene) – 505 864-8081

FOR SALE BY OWNER OWNERS:

If you would like to amend the description and/or asking price of the property you have in the catalog, please contact the office at 505 864-2345 or via email at info@tierragrande.org.

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 21, 2018, AT 11:00 a.m.
TIERRA DEL SOL GOLF CLUB RIO COMMUNITIES, NEW MEXICO 87002
PROXY**

The undersigned hereby appoint (s) George Hobbes, Judi Magnusen and Janie Earthman, each of them, as proxy agents with full power of substitution and with discretionary authority, to vote the number of votes to which I (we) am (are) entitled to vote at the annual membership meeting of TGI/A to be held at the time and place set forth above, and at any adjournment thereof, as fully and with the same effect as the undersigned might or could do if personally present, and to vote upon the election of directors, the propositions listed on the Ballot, and any other matter which may properly come before the meeting, subject to any direction indicated on the Ballot.

THIS PROXY REVOKES ALL PROXIES PREVIOUSLY GRANTED BY ME FOR ANY PURPOSE. I UNDERSTAND THAT UNLESS I GIVE OTHER INSTRUCTIONS ON THIS PROXY, THE PROXY AGENTS INTEND TO VOTE THE LOTS OR LIVING UNITS REPRESENTED BY THIS PROXY AS RECOMMENDED BY THE DIRECTORS FOR THE MATTERS LISTED ON THE BALLOT.

Signature (s) of Member (s)

Date: _____, 2018

- TGI/A Board**
- President - Judi Magnusen
Terra Grande resident
Term expires 2019
 - Treasurer - Jim Lardner
Term Expires 2022
 - Secretary - Carol Gasperetti
Terra Grande resident
Term expires 2021
 - Director - Howard Snell
Professor & Curator / UNM Biology
Term expires 2020
 - Administrator - Sue Moran
Assistant Administrator - Janie Earthman
Newsletter Editor - Sandy Schauer

TGI/A ANNUAL MEETING
JULY 21, 2018 11 AM - 1 PM
TIERRA DEL SOL GOLF CLUB
1000 GOLF COURSE ROAD
RIO COMMUNITIES

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

BALLOT

Please sign and return ballot so that it is received by July 20, 2018. To return ballot, cut on the dotted line on the other side. Fold ballot in half so this side is inside and seal with tape. Do not use staples.

You may also cast your ballot just before the start of the July 21, 2018 meeting. There is one vacancy to be filled for a five-year term on TGI/A's Board of Directors.

**VOTE FOR
ONLY
ONE**

- FOR: JIM LARDNER
- FOR: _____

(Print name of write-in candidate, if desired)

If the proxy is executed but no direction is given as to how this ballot shall be voted, the proxy confers discretionary authority to the named proxy agents to vote as to all matters which come before said meeting of the membership including those listed on this Ballot. Ballots must be received by July 20, 2018.

SIGNATURE (S) OF MEMBER (S): _____
 DATE: _____
 DATE: _____