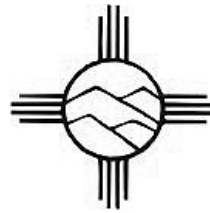


# Tierra Grande Tales 'n' Trails

FEBRUARY 2019



Tierra  
Grande  
Improvement  
Association

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

## 2018 TGIA Accomplishments

Dear Members,

During 2018, your annual assessments supported the common good of the Tierra Grande community. Together we have:

- Kept the cost of day-to-day operations as low as possible
- Expanded Alternative Revenue Sources
- Protected TGIA-owned properties from tax increases
- Received two donated lots from TGIA members
- Sold 26 TGIA-owned lots thereby reducing property taxes, increasing assessment earnings and increasing revenue
- Protected ownership/titles by clearing up 10 property differences in ownership/titles with the Valencia County & Socorro County Assessor's offices
- Filed 12 death certificates, where owners were joint tenants, for Valencia County owners at no cost
- Organized a community cleanup with three dumpsters provided at no cost from Valencia County
- Paid for the purchase, installation and repair of over 25 street signs
- Partnered with the Valencia County Road Department to repair roads
- Worked with the Valencia County Sheriff's Department for the temporary placement of a speed monitoring sign in areas where speeders are a problem.
- Partnered with the Valencia County and Socorro County Treasurers to notify 16 members whose properties were in arrears on payment of property tax – saving some of these properties from being sold at a State tax sale.
- Through an ongoing relationship with the Valencia County and Socorro County Assessors TGIA forwarded over 185 updated owner addresses to prevent future tax liability problems for owners.
- Supported the members of the Tierra Grande Fire Station during a recent leadership transition
- Worked with Universities to allow access to TGIA Open Space
- Worked with NM Department of Game & Fish and the U.S. Forest Service to protect the wildlife in the Open Space
- Supported Tierra Grande member efforts to protect the Open Space by supporting the installation of additional signs, locks and gates
- Paid for the installation of a Wildlife Water Tank for the animals in the Open Space during the recent drought
- Attended meetings and kept informed regarding the Western Spirit Transmission Line proposed to cross through a portion of Tierra Grande.
- Marketed the For Sale By Owner catalog to help owners sell their lots – to date 91 properties have sold
- Worked to create a sense of community with members/residents through email information sharing, community watch involvement, stocking the Little Free Library, and responding to members
- Coordinated a presentation by Socorro Electric Cooperative representatives regarding upcoming rate increases, needed repair of lines and poles, etc.
- Paid for the clean up of trash
- Enforced a Permit Policy for owners who wish to drive vehicles in our Open Space
- Enforced a Lien Policy for those lots with structures that are in arrears on payment of assessments.
- Updated the five year Goals & Objectives
- Successfully protested changes to State Bill 88 regarding

State tax foreclosures specific to associations

- Completed a successful Audit/Review for 2017
- Celebrated the 4<sup>th</sup> anniversary of the Little Free Library
- Through good financial oversight, assessments have not increased since 1995
- Worked with Valencia County representatives, Commissioner and Sheriff on issues related to Tierra Grande
- Attended and communicated with area governments and attended community meetings to keep TGIA abreast of developments and information
- Enforced the Protective Covenants to accommodate as many different people with their needs who make Tierra Grande a diverse and welcoming community.
- Paid the insurance and property taxes on the Open Space and TGIA (\$12,000 +)
- Worked with cattle grazers, developers, and individuals with vested interests in Tierra Grande
- Mailed out over 150 New Owner Packets and recorded over 285 ownership changes during the year
- Tierra Grande has almost 2,600 land owners. During 2018 the office answered your calls, met with many of you directly, represented you when necessary, and responded to your issues and concerns professionally and as quickly as possible.

### Proposal to Increase TGIA Annual Assessments

It was 1995 – yes that was the last time the Annual Charge or Assessments (Dues or Land Owner Association Fees, whichever you prefer to call them) were increased. How many other costs are you aware of that have not increased in almost 25 years?

The Board of Directors and staff of Tierra Grande have worked diligently to be cost effective in operating the day to day functions of the Association.

Some costs are out of TGIA's control. Insurance premiums have increased significantly over the years, along with rent, utilities, postage, office supplies as well as foreclosure/legal and personnel costs.

It has been the Board's goal, and successfully, to operate TGIA in the black. As much as the Board has tried, the gap between income and expense has narrowed sufficiently that increased revenue is necessary.

Within the Protective Covenants is the Indenture which outlines the process and authority for the Board of Directors to increase the Assessments:

Article IV - Section 4.02 states: In any given year, the Board may at its sole discretion increase the amount of the Annual Charge by a percentage equal to the percentage increase in the Consumer Price Index.

The Board is looking to implement the new charge effective January 1, 2020. While the Board has not made a decision to date as to the exact amount of the increase, be assured that the decision will take into consideration the impact on owners as well as the long term financial stability of Tierra Grande.

Watch for more information on this subject in the upcoming issues of the Tierra Grande *Tales N Trails* newsletter.

## Tierra Grande Community Watch

On Saturday, Oct. 20, 2018, approximately 35 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.

Socorro Electric Cooperative Representatives Mary Lucy Baca, Trustee for Tierra Grande, and Joseph Herrera, General Manager, explained the proposed rate increases and answered questions.

SEC has worked hard to improve relations with the membership. Tierra Grande has been fortunate to have a local crew assigned to the area to handle repair, maintenance and improvements.

Jim Thomas, a Tierra Grande member, agreed to work with SEC representatives to identify lines and poles needing attention. Watch Coordinator Ernie Nagy reported no outside incidents.

### Upcoming Community Watch Meeting

The next meeting for the Community Watch has been tentatively scheduled for Saturday, April 13, 2019, from 11 a.m. to 1 p.m. at the Tierra Grande Fire Station.

### Another Successful Community Cleanup

On the weekend of Oct. 20, 2018, thanks to the support of the Valencia County Public Works Department and the Keep New Mexico Beautiful campaign, Tierra Grande was provided with three large dumpsters. The dumpsters were packed to the brim. Thank you to everyone who participated and those who work so hard to keep Tierra Grande beautiful.

## TGIA Open Space Access

The combination locks to Tierra Grande's Open Space will be changed effective March 1, 2019. Please contact the office at 505-864-2345 or info@tierragrande.org to obtain the new combination.

Please remember to re-lock the gates in the appropriate area. If the locks are placed too low on the gate, it can make it difficult to open should rain, snow or mud pile up around the bottom of the gate. (No hunting or trapping is allowed in Tierra Grande's Open Space)

### Permits Required for Vehicles in Open Space

Tierra Grande has implemented a permitting process for identifying Tierra Grande members who are 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 identification sticker for each vehicle used in the Open Space.

Contact the Tierra Grande office at 505 864-2345 or email info@tierragrande.org to obtain a sticker. If you have changed vehicles, you need a new permit.

### Architectural Control Committee Supports Covenants

It takes a lot of time and expense to enforce the Protective Covenants to provide a general scheme creating good land planning and design.

The Architectural Control Committee is working on the development of policies, procedures, charges and fines for overseeing and enforcing the Protective Covenants.

Fee schedules are being developed for members requiring review/approval for construction and for owners of properties in violation of the Protective Covenants. The Board of Director's will have final approval for any fees/charges and policies that may be implemented. You will be kept informed as policies are approved and the effective date of such policies. Watch for more information in the June *Tales N Trails* Newsletter.

## Budget Information on TGIA Website

The Tierra Grande Annual Budget will be on the website (www.tierragrande.org) once the 2019 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.

## Foreclosure Auction in 2019

A Foreclosure Auction will take place in the Spring of 2019. Contact Tierra Grande at 505 864-2345 or email at info@tierragrande.org if you are interested in receiving information about the upcoming foreclosure sale.

## 2019 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 2019 meeting dates are:

January 23 February 27 March 27 April 24 May 22  
June 26 July 24 August 28 September 25  
October 23 November 22 December 18

The TGIA Administrative Office is closed most banking holidays.

## TGIA Board

*Officers for the Period  
of July 2018 - June 2019*

**President - Carol Gasperetti**

Retired UNM Administrator • Tierra Grande Resident  
Term expires 2021

**Executive V.P. - Michael Sumner**

Retired / Valencia County Banker • Term expires 2022

**Treasurer - Judi Magnussen**

Tierra Grande Resident • Term expires 2019

**Secretary - Vincent "Jim" Lardner**

Business Owner / NM Travertine • Term expires 2021

**Director - Howard Snell**

Retired / Professor & Curator / UNM Biology  
Term expires 2020

## TGIA Staff

*Administrator - Sue Moran*

*Assistant Administrator - Janie Earthman*

*Newsletter Editor - Sandy Schauer*

## Architectural Control Committee

*For the Period of July 2018 - June 2019*

*Chair - Judi Magnussen*

*Members - Carol Gasperetti, Michael Hunt,*

*Sue Moran & Mike Mulvey*

*New ACC member Hunt brings fresh perspectives  
and solutions to the committee.*

# IMPORTANT

## *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 which County 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 sites or by contacting the Assessor's Office:

Socorro County: 575 835-0714: [www.SocorroCounty.net](http://www.SocorroCounty.net)  
Valencia County: 505 866-2417: [www.Co.Valencia.nm.us](http://www.Co.Valencia.nm.us)

## *Unpaid Assessments Accrue Interest*

Unpaid Tierra Grande Assessments for 2018 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.

## *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, 2019.

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.

## *What Is a Director?*

Webster's Dictionary defines director as ". . . a member of a Board chosen to direct the affairs of a corporation or institution." This is a rather bland, general, somewhat all-encompassing statement which does not reflect or require a commitment to integrity, effort or responsive decision-making.

The experience working with your TGIA Board of Directors over the past 12 years requires an addition to this description to accurately reflect the efforts and dedication expended in the past. Mainly, TGIA Directors have preserved the integrity of the Tierra Grande property so that when you are ready to enjoy its benefits, the land will have retained the original purpose/goal that first motivated your purchase.

For over 45 years the board has been composed of (1) two owner/members living within the Tierra Grande Subdivision; (2) a member / non-occupant of the area; (3) a banking executive; and (4) a member of the local business community. Board members have been unselfish in their efforts to retain the residential design of Tierra Grande.

Accomplishments have been numerous, as you can see from the annual report of Accomplishments in this newsletter. The current and past Directors have invested a tremendous amount of energy and time securing the future of the Tierra Grande community and have received only a small stipend (which was voluntarily reduced a few years ago), plus an annual dinner. The Association and its members have benefitted from their dedication.

## *Ways to Transfer Real Property*

There are four possible ways to transfer real property in New Mexico without a probate proceeding.

- Prior to death titling the real property in the names of two or more persons expressly as "joint tenants" or "joint tenants with rights of survivorship." The surviving joint tenant(s) automatically have title to the real property on the passing of the other joint tenant(s), usually accompanied by the recording of a death certificate.

- Prior to death recording a Transfer on Death Deed in the county where the property is located, naming one or more death beneficiaries to take title to the property upon the passing of the owner(s). The Transfer on Death Deed can be revoked any time prior to the owner's death.

- After the death of a spouse (at least six months after the death), record an Affidavit of Surviving Spouse in the county where the property is located signifying that the surviving spouse resides on the "homestead" and has a community interest in the property. This one can be technical and reference to the applicable statute is necessary before taking this step.

- After the death of the owner recording an Affidavit of Heirship signed by the heirs of the deceased. This too can be technical and reference to the applicable statute is necessary, as well as consulting with a title examiner, before taking this step.

So, it is best to plan ahead. Please consider completing a Joint Tenants/Right of Survivorship deed or a Transfer Upon Death Deed then recording the document with the County Clerk.

If you have questions, feel free to contact the Tierra Grande office at 505 864-2345 OR email [info@tierragrande.org](mailto:info@tierragrande.org)

## *Suspension of Membership Rights*

At the August 22, 2018, meeting of the TGIA Board of Directors, the following Resolution was adopted regarding the Association's right to suspend a member's right to enjoy certain Association benefits in accordance with the Amended Articles of Incorporation.

Per Section 3 – Suspension of Membership Rights as outlined in Article Five of the Amended Articles of Incorporation:

A. A member's rights, including, but not limited to, the right to vote, (see Article II of the Amended Bylaws for additional "membership" privileges) may be suspended by resolution of the Board of Directors under the following circumstances:

1. The member fails to pay any assessment or charge when first due according to the provisions of any recorded instrument relating to such assessment or charge;

2. The member, family, guests, tenants, (etal.) violate any rule or regulation adopted by the corporation regarding the use of any property within Tierra Grande . . . . .

3. The member or the members' family, guests, tenants, (etal.) use any property within Tierra Grande contrary to any protective covenant regarding the property . . . . .

B. The suspension of membership rights based upon the failure of the member to pay any assessment or charge when first due shall continue until five business days after the past due assessment, together with interest or other charge collectible with such assessment or charge is paid in full. The suspension of membership rights based upon the violation of a rule, regulation, or protective covenant shall continue for period of thirty days after the date the Board of Directors adopts a resolution suspending membership rights, or so long as the violation continues.



# Thank You to All

*Tierra Grande is blessed with having the BEST members. I can't imagine our succeeding without your support and I can't even begin to thank all of you.*

*Thank you to those of you who grade our roads, thank you to everyone who cleans up our roadside on their daily walk, thanks to those who watch over and help your neighbors, thank you to those who generously donate items and handmade crafts to the Annual Meeting prize drawings, thank you for keeping us informed of happenings in the community and to those who participate on the Architectural Control Committee, in the Community Watch, our firefighters and our EMTs.*

*To those of you who report lost/found animals, suspicious vehicles, road problems and other issues we extend our appreciation.*

*A very special thank you to those of you who have worked so hard to protect, improve, and watch over Tierra Grande's Open Space.*

Sue Moran  
TGIA Administrator

# Death Certificates

TGIA has been informed by the Valencia County Assessor that even though you have filed a death certificate with the Valencia County Clerk, that does NOT automatically change the property ownership records.

If you have filed a death certificate for a loved one and their name still appears on the property tax records, you need to contact the Valencia County Assessor and inform them that the death certificate was filed with the Clerk. Please take a moment to look at the April VALENCIA COUNTY Notice of Value that you will receive from the Assessor. If corrections are necessary contact the Assessor's office at 505-866-2065.

Tierra Grande can help you file a death certificate ONLY for Valencia County Tierra Grande owners, at NO cost to you. The change is made directly with the Assessor for Tierra Grande properties only.

Call or email the TGIA office if you have questions on how to go about this, 505 864-2345 or info@tierragrande.org.

## Western Spirit Transmission Line

Representatives from Pattern Energy, developers of the transmission line, have agreed to meet with the TGIA Board of Directors prior to construction of any transmission line through Tierra Grande. It is anticipated that this meeting will take place sometime in early 2019. If you would like further information regarding the proposed transmission line visit [www.westernspirit-transmission.com](http://www.westernspirit-transmission.com) or call the Land Department at Pattern Energy, 505-375-1324.

**Help Keep Records  
Up To Date in 2019**  
It is very important you keep  
Tierra Grande up to date regarding  
changes to the ownership informa-  
tion of your Tierra Grande lot.  
Please let us know when the fol-  
lowing 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.

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

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