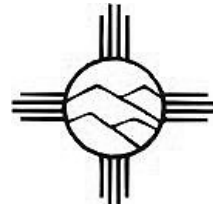


Tierra Grande Tales 'n' Trails

JUNE 2019



Tierra
Grande
Improvement
Association

P.O. Box 1388 • Rio Communities, New Mexico 87002 • 505 864-2345 • 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 20, 2019

The following business will be transacted:

1. Closure of Balloting
 2. Board President addresses members
 3. Treasurer's report
 4. Assessments for 2020
 5. Architectural Control Policy & Fees / Fines
 6. HOA Act - Disclosure Notice
 7. Western Spirit Transmission Line
 8. Election Results
 9. Meeting Adjourned
 10. BRUNCH will be served beginning at 10:30 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 19, 2019.

TGIA Board Candidate

JUDI MAGNUSSEN

- Resident of Tierra Grande nearly 30 years
- Has been a manager in the oil, lease, trucking, travel, realty, and mortgage industries as well as her husband's home construction and well-pumping business.
- In nearly three terms on the board, Judi has served as president and vice president/treasurer.

Judi created, narrated, and produced a 37-minute DVD showing TGIA membership advantages and oversaw the distribution of 3,500 DVDs to members and others. She and her late husband Don built and occupied two residences in Tierra Grande. She loves living in Tierra Grande and serving on the Board of Directors



A Very Simple Map to Tierra del Sol Golf Club



The TGIA Board

The TGIA Board has, for more than 45 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 Catalog

TGIA continues to maintain For Sale by Owner catalogs for Valencia County and Socorro County which list Tierra Grande properties for sale by the owners of those properties.

Because the number of properties in the catalogs has grown significantly, it will no longer appear in the TGIA *Tales n' Trails* newsletter. It is, however, available on the TGIA website, tierragrande.org under the "updates."

The catalogs are updated three times a year to add, remove, update properties accordingly. If you are interested in purchasing any of these properties, complete the "contact us" form on the website. It is important to specify the Unit, Block and Lot you are interested in. TGIA staff will provide owner contact information to interested buyers.

If you have had property for sale by owner on the Valencia County or Socorro County catalog for a few years and have not been contacted about possibly selling that property then you might consider lowering the price.

Assessments must be paid up-to-date on properties in For Sale By Owner or those properties will be removed from the catalog.

NM Legislature Passes Homeowners Association Bill

During the 2019 Legislature the New Mexico State Legislature passed, and NM Governor Michelle Lujan-Grisham signed, Senate Bill 150 which amends previous legislation regarding Homeowner Associations. The changes are effective July 1, 2019.

TGIA administrator Sue Moran points out that the new legislation requires members to provide completed disclosure certificates to new owners.

Starting July 1, there will be fees charged for Architectural Control Approval and Covenant Enforcement as a result of passing the legislation.

Information and forms about this legislation will be on the TGIA website starting in July. Watch for more about Senate Bill 150 in the October 2019 *Tales 'n' Trails* newsletter.

Senate Bill 150 is available on the web at: <ftp://www.nmlegis.gov/bills/senate/SB0150.PDF>.

PNM To Acquire Transmission Line

Public Service Company of New Mexico announced plans the beginning of May to acquire a 165-mile transmission line for \$285 million from the state's Renewable Energy Transmission Authority.

The Western Spirit transmission project, under development since 2010, is to carry 800 megawatts of electricity from wind farms that Pattern Energy Group 2 LP, doing business as Pattern Development, is building in the Estancia Valley in central New Mexico near Corona.

TGIA will keep members informed about the transmission line and its possible impact on Tierra Grande citizens and landowners.

Rescue Unit Now at Fire Station

A \$261,000 rescue unit that looks like this is now stationed at the Tierra Grande fire station which is Fire Station #2 for the Rio Grande Estates Fire Department. Funding for the unit was possible through



gross receipt tax allocated directly to fire and rescue.

TGIA Assessment DUES to Increase

TGIA has not raised assessment dues since 1995. There will be an increase in 2020.

Assessment dues are billed to property owners in October of each year with payment due by December 31st of that billing year. For example, if you own five acres in Tierra Grande then you receive a bill for your assessment dues in October 2019 which covers the 2019 year and must be paid by no later than December 31, 2019.

Assessment dues billed in October 2020 and covering the year 2020 will reflect the increased charge and will be due by December 31.

New Assessment Dues Charge

The new assessment dues will be:

- 5 to 9.99 acres - \$50
- 10 to 19.99 acres - \$75
- 20 to 39.99 acres - \$100
- 40 acres and over - \$125

TGIA assessment dues are based on the Consumer Price Index.

In 1995 the TGIA board approved a 50% increase because TGIA would close in 2013. (This did not happen as members voted to continue TGIA.) In 1977 the CPI allowed for an increase of 43%, but the TGIA Board chose an increase of 25%. 1981 saw assessment dues return to the 1973 rate (research does not reveal why this happened.).

When the rate increase occurred in 1995 the TGIA board extended power lines and dedicated roads to Valencia County to help landowners move into the future.

For the 2020 assessment dues the CPI allowed for an increase of approximately 66.65 percent using the CPI from December 1995 to December 2018.

Important!

Socorro County Notice of Value

The Socorro County Tax Assessor's office has informed Tierra Grande that they experienced a major computer failure and staff is working hard to restore owner information.

It is expected that the Notice of Values will be mailed out in early June. Beginning June 1, 2019 owners will have 30 days to protest property values.

MOST important please double check the accuracy of the Notice as to name, address, etc.

If Socorro County owners do NOT receive a Notice of Value by mid-June, or information on the Notice is incorrect please contact the Socorro County Assessor's office directly at 575 835-0714.

SEAL THIS SIDE Do Not Use Staples

SEAL THIS SIDE Do Not Use Staples

BUSINESS REPLY MAIL

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

NO POSTAGE
NECESSARY
IF MAILED IN THE
UNITED STATES

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

FOLD IN HALF

SEAL THIS SIDE Do Not Use Staples

CUT HERE

CUT HERE

TGIA Annual Meeting Ballot

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.

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@tierra-grande.org.

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
- Coldwell Banker Legacy 505 865-5500

Snippets from Tierra Grande's Past

1995: Things that we take for granted today!

- Curb-side trash pickup begins in Tierra Grande.
- The telephone line on Mallette is extended east another mile giving access to telephone lines in all of Unit 13. TGIA paid the entire cost.
- TGIA pays for the power line extension along Mora Drive in hopes that it encourages development.

Remember to Lock Open Space Gates

In order to use the Tierra Grande Open Space you have to open the gates. Please remember to close and lock the gates once you have entered or exited. Bring water with you for your animals. The Open Space drink tanks are set up for the animals who live in the area. That water must be brought in which is time consuming and expensive.

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 20, 2019, AT 11:00 a.m.
TIERRA DEL SOL GOLF CLUB RIO COMMUNITIES, NEW MEXICO 87002
PROXY**

The undersigned hereby appoint (s) George Hobbes, Carol Gasperetti, 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 TGIA 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: _____, 2019

- TGIA Board**
- President - Carol Gasperetti
Tierra Grande resident
Term expires 2021
 - Treasurer - Judi Magnussen
Tierra Grande resident
Term expires 2019
 - Secretary - Jim Lardner
Business Owner / NM Travertine
Term expires 2023
 - Director - Howard Snell
Retired Professor & Curator / UNM Biology
Term expires 2020
 - Administrator - Sue Moran
Assistant Administrator - Janie Earthman
Newsletter Editor - Sandy Schauer

TGIA ANNUAL MEETING
JULY 20, 2019 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

TGIA Staff

BALLOT

Please sign and return ballot so that it is received by July 19, 2019. 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 20, 2019 meeting. There is one vacancy to be filled for a five-year term on TGIA's Board of Directors.

**VOTE FOR
ONLY
ONE**

- FOR: JUDI MAGNUSSEN
- 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 19, 2019.

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