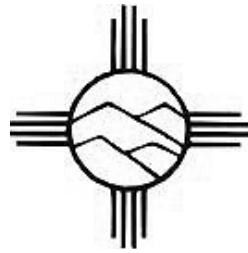


Tierra Grande Tales 'n' Trails

October 2019



Tierra
Grande
Improvement
Association

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

Many Topics Covered at Annual Meeting

The topics were varied at the annual meeting of Tierra Grande Improvement Association held in July at Tierra del Sol Country Club in Rio Communities.

Those attending enjoyed a sumptuous buffet that included scrambled eggs, bacon and sausage, biscuits and gravy, chicken enchiladas, fruit and more prepared by Israel of the Oasis Café in Rio Communities.

Running continuously during the meal and meeting was a presentation featuring animals and plants in the Tierra Grande Open Space. Kim Pravda and her mother, Wendy Zens, have planted cameras in the Open Space which capture the wildlife in their natural habitat. The presentation is available on disk. Call TGIA at 505 864-2345,

Door prizes donated by members and others were presented during the meeting. See list of donors and the door prizes elsewhere in this issue.

Increase in Assessments

TGIA President Carol Gasperetti spoke about the increase in assessments. She said she and her husband, Armand, moved to Tierra Grande in 1994 and the next year the assessments went up. That was the last time the assessments increased.

The TGIA Board and Administrator Sue Moran, said Gasperetti, has done everything in their power to keep costs down. The Board and Moran have worked with county assessors to reduce tax impact. Still, rent and utility increases happen and there are other increases in the cost of doing business.

Treasurer Judi Magnusson pointed out that when TGIA was born, it was understood that the board and administration would protect and ensure the future of Tierra Grande.

TGIA members have access to Administrator Sue Moran to help with Tierra Grande or other questions. TGIA has more than 2,600 members and the office handles over 3,500 calls and e-mails in a year.

Auditor Lee Baldwin reported on TGIA's Annual Financial Review. He met with TGIA members after the meeting to answer questions they might have had.

Homeowners Association Act

Administrator Moran discussed the Homeown-

ers Association Act put into place by the New Mexico State Legislature.

In 2013 the New Mexico Legislature passed into law an act relating to real property; providing for the formation and management of associations; providing for disclosure of records; requiring disclosure of association information to purchasers. This act, referred to as HOA 497, was amended by the state in February 2019 and those amendments became effective July 1, 2019.

As a *landowners* Association, the Tierra Grande Association, created in 1973, is required to comply with certain sections of HOA 497.

Documents relating to HOA 497 are on the Tierra Grande website, tierragrande.org, including forms. The charge for completing the form will range from \$100 - \$302.50, depending on which option the requestor selects. HOA 497 only comes up when property is sold.

Tierra Grande and Land Grants

Tierra Grande is located in the Casa Colorada and Belen Land Grant claims. It is bordered on the north by the Tome Land Grant-Merced and the La Merced del Manzano land grant to the northeast.

The State is supporting claims from indigenous groups related to land grants-Mercedes confirmed by the US Congress or by the court of private land claims or designated as land grants-Mercedes in any report or list of land grants confirmed by Congress.

Tome, the Manzano, and other land grant groups have been successful in recovering large tracks of land now under their control.

There is a section of the NM Act that keeps communities such as Tierra Grande safe from reclamation: 49-1-2. Application - Section A. Efforts to reclaim land grant property "shall not apply to any land grant that is now managed or controlled in any manner."

That means, pointed out Administrator Moran, that as long as Tierra Grande Improvement Association exists, the Tierra Grande community is safe.

Representatives from Western Spirit Transmission Line attended the annual meeting to discuss the pro-

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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 prop-

erty

- 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 landowners 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 notifying each entity of any address change. 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 Socorro County Treasurer's mailing address is P.O. Box KK, Socorro NM 87801, phone 575 835-1701.

The Valencia County Treasurer mailing address 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.

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.

2019 TGIA TREASURER'S REPORT

SOURCE OF FUNDS	Actual 2018	Proposed Budget 2019
TOTAL ASSESSMENTS - ACCRUED	\$ 100,150	\$ 126,945
TOTAL CD & MM INTEREST	736	750
Interest - Delinquent Accounts	10,304	10,500
Tower Site Rental	1,800	1,800
Royalty Leases (Cattle/Gravel)	1,529	1,550
Miscellaneous Income (land sales, TTF, PPF)	54,107	7,500
Donated Land	1,000	0
TOTAL PROJECTED REVENUE	\$ 169,626	\$ 149,045

EXPENSES	Actual 2018	Proposed 2019
A. SALARIES	\$ 45,026	\$ 57,075
B. RENT/UTILITIES	8,188	9,095
C. GENERAL OFFICE	16,921	19,200
D. INSURANCE	14,156	14,400
E. PROFESSIONAL FEES	16,891	17,250
F. LAND TAXES	112	10,600
G. MISCELLANEOUS	7,809	8,200
H. PROMOTIONAL	612	1,100
I. MAINTENANCE	2,481	12,000
TOTAL OPERATING BUDGET	\$ 112,194	\$ 148,875

OTHER COMMUNITY IMPROVEMENTS NOT INCLUDED IN OPERATING BUDGET	Actual 2018	Proposed 2019
	0	0

FORECLOSURES - Recoverable	Actual 2018	Proposed 2019
	\$ 32,320	\$ 27,000

LIQUID ASSETS	Actual 2018	Proposed 2019
MyBank Checking	\$ 98,478	\$ 100,000
Money Market	7,497	7,500
Money Market - Special Projects	73,871	65,000
High Yield Savings	156,077	157,000
CD's	127,577	128,000
Impress Account	1,500	1,500
Foreclosure Funds Held in Trust	31,136	0
TOTAL CASH	\$ 496,136	\$ 459,000

FIXED ASSETS	2018	2019
TOTAL PROPERTY AND EQUIPMENT	\$ 363,918	\$365,893

Check out 2018 Annual Review at
<http://www.tierragrande.org/newowners.htm>
 Item F. Most Recent Balance Sheet

tierragrande.org -- Your Guide To All Things Tierra Grande

The Tierra Grande Improvement Association website, tierragrande.org, has undergone major upgrade changes and now includes links to governing documents throughout the website. Here's a breakdown of what you can find on the website showing a major information title with subtopics. Every page has a link to contacting the Association. Spend some time exploring the website. You will know more about TGIA and Tierra Grande when you do.

Home Page:

- Tierra Grande YouTube Video:
- Introduction to Tierra Grande
- Interviews with Residents

New Member Info

- All Association Documents
- Budget
- Annual Financial Review
- HOA Requirements and Related Documents
- Local Transportation and Governmental Links

Member Benefits

- Member Benefits Brochure
- Resolution / Suspension of Membership Rights
- Open Space Brochure
- Open Space Off Highway Vehicle Policy

Building In Tierra Grande

- Contact Information for Local Service Providers

History of the Open Space

- Open Space Brochure
- Open Space Off Highway Vehicle Policy

Covenants & Indentures

- Protective Covenants
- Amendment to Protective Covenants
- Indenture
- Reference to the Increased Assessments beginning in 2020

Plat Maps

- Updated Over View Map of TGIA
- Links to Individual Units Administered by TGIA

Photo Gallery

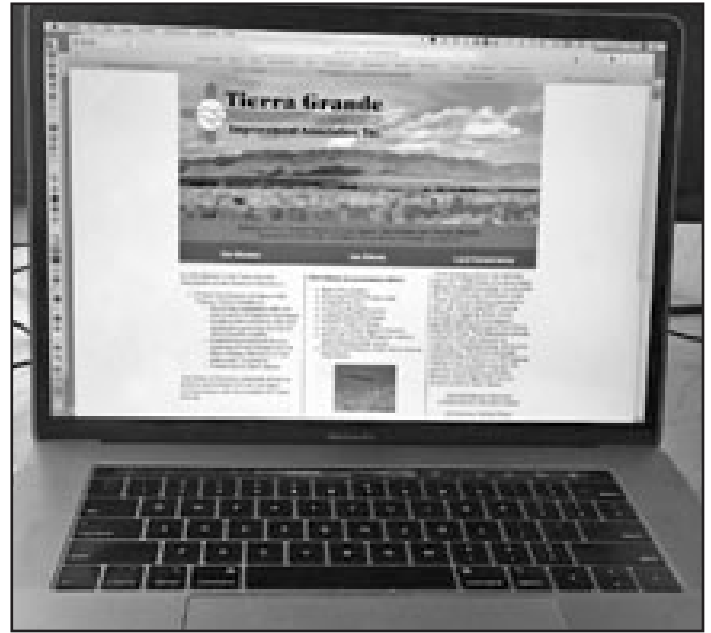
- Beautiful Photos of Tierra Grande Lands/Wildlife

Updates

- Link to the For Sale By Owner Catalog

Contact Us

- Link to Pay Assessments via Debit or Credit Card
- TGIA Administration Contact Information
- Place to Submit Questions



*Use a laptop, desktop or smartphone to view
tierragrande.org*

Welcome New Residents

2018

Kirk Marshall & Susan Place – Unit 1
Kurt & Laurie Kwarcinski – Unit 13
Heather Lawson & Meridel Williams – Unit 13
Brandon Major – Unit 23
Gregory Lange – Unit 24

2019

Brent Grove – Unit 1
Richard Sanchez – Unit 1
Tony Gaddie & Joyce Richardson – Unit 3
Bonnie & Michael Wasson – Unit 13
Robert & Dawn Owens – Unit 22
Maria Clyburn – Unit 23
Gene & Deborah LaLonde – Unit 23
Duane Gagnon – Unit 24
Anthony & Candice Outlaw – Unit 24

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 to provide her with the contact information for people renting your Tierra Grande home.

Many Topics Covered

Continued from page 1

posed transmission line. The representatives talked with people after the meeting concluded.

Railroad Crossing Closing

Tierra Grande has been informed by the BNSF Railroad of the proposed closing of a crossing in Tierra Grande Unit 6 between Valencia and Socorro County – near the dairy – Unit 7.

If the owner of the property surrounding the crossing wants to create a private crossing then the owner must pay for a permit from BNSF and will also be charged for every vehicle that crosses the tracks.

Also the owner would have to pay to bring the private crossing up to BNSF standards. It is likely the closing of the crossing will happen.

Should this closing occur, owners of properties in Units 5 and 18 will have access to these Units via alternate routes of Ingresso Drive and Turbine Road. TGIA will work with Emergency Responders (fire/rescue/police) to make sure that they are aware of the alternate routes available should the need arise.

Socorro County Assessor's Computer Crashes

The computer system in the Socorro County Assessor's office crashed in April 2019. The Assessor's staff have worked diligently to recover the ownership records .

TGIA is comparing its ownership records to the Socorro Assessor's Records and working to have corrections made where possible. It is vital that owners of properties in Socorro County make sure that they have received their property tax bills in November 2019. Review those bills closely. If there are errors or if you do not receive your tax bill, please contact the Socorro County Assessor at 575 835-0714.

Lots For Sale By Owner Catalog

Approximately 150 lots are available in the For Sale by Owner catalog.

Only members who are up to date with their assessment payment to TGIA can take advantage of this FREE service.

If you have your property in the For Sale By Owner catalog for over two (2) years, you might want to consider reviewing the asking price.

Contact TGIA if you would like to discuss your options.

Recognizing Long Time Residents

38 Years -- 1981: Bill Martin

34 Years – 1985: Angela Blasi

31 Years – 1988: Clayton Self

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

28 Years – 1991: Jay & Jodie Gardner

27 Years – 1992: Mike Scott

25 Years – 1994: Al & Mary Cate, Armand & Carol Gasperetti, David & Marianne Holmes,

Tim & Sara Miller, Albino Tafoya

24 Years – 1995: Mary Bereyl, Lori Nolan,

Joe & Virginia Smiel

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

22 Years – 1997: Mike Wooley & Melody Brooks

21 Years -- 1998: Walter & Karen Florence,

Danny & Denise Self, Mary Jo Sigmon

20 Years -- Aileen Littlejohn

Tierra Grande Building Permits Issued

2018

Kent Hoffman – Unit 3 – Workshop

Alexa Roberts – Unit 3 – Workshop

2019

Tony Gaddie & Joyce Richardson – Unit 3 – Residence

Gene & Deborah LaLonde – Unit 23 - Residence

State Representative Gail Armstrong encouraged people to contact her if they have concerns or problems they think she can help with.

Accountant George Hobbes announced that Judi Magnussen was reelected to the TGIA Board with 245 votes in her favor and one vote cast for a write-in. He said 26 states other than New Mexico were represented in the ballots cast. One ballot came from the Virgin Islands!



Door prizes waiting to be awarded at the 2019 TGIA annual meeting.

Door Prize Donations Greatly Appreciated

Thanks to the following friends, members and/or residents of Tierra Grande for the door prize donations for the 2019 TGIA annual meeting:

Water Pitcher, Coasters, Magnets – Wayne & Val Smith

Lamp – Del Gregory

Earrings, bracelets, anklets – Marty Twinn & Ventura Garcia

Hot/Cold Camping Bag – Kim Pravda

Two Spiritual Guide Books – Written by Beverlie Hamby

Metal Lady Bug Sculpture – David Venenga

Mountain Lion – picture mounted on metal – Kim Pravda

Southwestern-Style Vest – Custom Made by Holly Woelber

Lap Quilt – Custom Made by Judy Venenga

Thank You For Your Vote

Thank you to everyone who returned a ballot for the 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.

Learning About Tierra Grande Protective Covenants

All individually owned lots overseen by Tierra Grande are Rural Residential with Protective Covenants tied to the property. The Association enforces those Protective Covenants through the Architectural Control Committee and the Board of Directors.

In each upcoming edition of our Tails 'n' Trails newsletter we will review a few points contained in the Protective Covenants. A complete copy of the Protective Covenants can be found on the Tierra Grande web site: <http://www.tierra-grande.org/covenantsindentures.htm>

1. All said lots shall be used:

- Only for single family residential purposes.
- No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling, except as hereinafter provided, as well as a private garage, carport, servants' quarters or other related out buildings all of which conform to the exterior design of the main residence.
- No dwelling shall be used except as a single family dwelling.
- Provided however, that the lots that are in excess of five (5) acres in size may be re-subdivided into lots but not more than one (1) for each five (5) gross acres of the original lot. Should such subdividing constitute subdividing under the laws of the State of New Mexico or its political subdivision same shall comply with such laws.
- The lots so created shall be subject to the covenants and restrictions set forth herein.

All construction plans must be reviewed and approved by the Architectural Control Committee prior to the commencement of construction.

Foreclosure Sale Scheduled

A foreclosure sale will be scheduled within the next several months depending on cases clearing the courts.

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

For more information, contact TGIA at 505 864-2345 or via email at info@tierragrande.org.

TG Community Watch

The Tierra Grande Community Watch is scheduled to meet Saturday, Oct. 19, 2019, 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.

TG Community Cleanup

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

The date for the dumpster is the weekend beginning the late afternoon of Oct. 18, 2019. 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.

Don't Be Scammed!

Rio Communities Landowners Association is again trying to convince you that you need their services. You do not.

They are trying to "sell" that for \$50 a year they will provide you with information about your vacant land and surrounding area.

We have seen these documents. The information is not pertinent to Tierra Grande. Save your money, take someone to dinner!

Little Free Library

5th Year Anniversary

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

Magnussen Re-Elected to Board

Judi Magnussen was re-elected to the TGIA Board in the 2019 election. She has served three terms on the board where she has been 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.

Gasperetti Board President

At the July 24, 2019, Board of Directors' Meeting, the following officers were elected:

- Carol Gasperetti, President
- Michael Sumner, Executive Vice President
- Judi Magnussen, Treasurer
- Vincent "Jim" Lardner, 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, Michael Mulvey, and Michael Hunt.

TGIA Board of Directors

July 2019 - June 2020

President - Carol Gasperetti

Retired/UNM Administrator • Tierra Grande Resident
Term Expires 2021

Executive V.P. – Mike Sumner

Retired / Valencia County Banker • Term expires 2022

Treasurer - Judi Magnussen

Tierra Grande Resident • Term expires 2024

Secretary - Vincent "Jim" Lardner

Business Owner/NM Travertine • Term expires 2023

Director – Howard Snell

Retired/Professor & Curator • UNM Biology
Term expires 2020

Architectural Control Committee

July 2019 - June 2020

Chair Judi Magnussen

Members -- Carol Gasperetti, Sue Moran
Mike Mulvey, Michael Hunt

TGIA Staff

Administrator — Sue Moran

Assistant Administrator — Janie Earthman

Newsletter Editor — Sandy Schauer