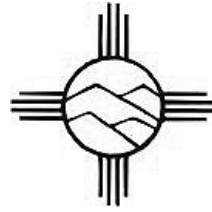


Tierra Grande Tales 'n' Trails

FEBRUARY 2020



Tierra
Grande
Improvement
Association

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

2019 TGIA Accomplishments

Dear Members,

During 2019, 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.
- Protected ownership/titles by clearing up 7 property differences in ownership/titles with the Valencia County and Socorro County Assessors' offices.
 - Filed 9 death certificates, where owners were joint tenants, for Valencia County owners at no cost.
 - Reviewed approximately 2,500 Socorro County property ownership records to help the Socorro County Assessor and TGIA landowners as a result of a Socorro County computer system breach.
 - Organized 2 community cleanups with dumpsters provided at no cost from Valencia County.
 - Partnered with the Valencia County Road Department to repair areas of roads.
 - Through an ongoing relationship with the Valencia County and Socorro County Assessors TGIA forwarded over 200 updated owner addresses to prevent future tax liability problems for our owners.
 - Supported members of the Tierra Grande Fire Station during a leadership transition.
 - Worked with universities to allow access to TG Open Space.
 - Worked with New Mexico Department of Game & Fish and the U.S. Forest Service to protect the wildlife in the Open Space and to enforce the no hunting no trapping restrictions.
 - Supported Tierra Grande member efforts to protect the Open Space by installing additional signs, locks, and gates.
 - Attended meetings and kept informed regarding the Western Spirit Transmission Line proposed to cross through a western portion of Tierra Grande.
 - Marketed the For Sale By Owner catalog to help owners sell their lots – to date 123 properties have sold.
 - Worked to create a sense of community with our members/residents through email information sharing, community watch involvement, stocking the Little Free Library, and being responsive to TGIA members.
 - Paid for the clean-up of trash.
 - Enforced a Permit Policy for owners who wish to drive vehicles in TG Open Space.
 - Enforced a Lien Policy for lots with structures in arrears on payment of assessments.
 - Updated the 5-year goals and objectives.
 - Completed a successful Audit/Review for 2018.
 - Celebrated the 5th anniversary of our Little Free Library.
 - Through good financial oversight, assessments have not increase since 1995
 - On a day-to-day basis provided ongoing service to our members.
 - Worked with Valencia County representatives, county 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

- With the support of the Tierra Grande Architectural Control Committee – TGIA 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 141 New Owner Packets and recorded over 282 ownership changes during the year

- Tierra Grande has almost 2,600 land owners. During 2019 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.

Annual Assessments Increase Effective January 1, 2020

The TGIA Board of Directors has voted to increase the Annual Assessments PER LOT beginning January 1, 2020, as follows:

PER LOT SIZE

5 – 9.99 Acres - \$50

10 – 19.99 Acres - \$75

20 – 39.99 Acres - \$100

Over 40 Acres - \$125

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

The TGIA Board of Directors and staff 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.

This decision was not taken lightly. The Board considered the impact on owners as well as the long term financial stability of Tierra Grande.

Tierra Grande Community Watch

On Saturday, Oct. 19, 2019, approximately 15 Tierra Grande members gathered at the Tierra Grande Fire Station for a semi-annual Community Watch Meeting. Thank you to all who attended.

Upcoming Community Watch Meeting

The next meeting for the Community Watch has been tentatively scheduled Saturday, April 18, 2020, from 11 a.m. to 1 p.m. at the Tierra Grande Fire Station.

Community Watch Coordinator Needed

Our special thanks go out to Ernie Nagy, resident of Tierra Grande, for his service to our Community Watch program. After serving for several years, Ernie has decided to step down as Coordinator. If you are a resident of Tierra Grande and would be interested in finding out more information about the Coordinator position or are willing to serving as Community Watch Coordinator, please contact Sue Moran, Administrator, at 505 864-2345.

Another Successful Community Cleanup

On the weekend of Oct. 19, 2019, thanks to the support of the Valencia County Public Works Department and the Keep New Mexico Beautiful campaign, Tierra Grande had use of dumpsters which 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 (Sand Canyon and Black Butte Park) have been changed. Contact the office at 505 864-2345 or info@tierragrande.org to obtain the new combination. Remember to re-lock the gates as appropriate. 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/Trapping in TG Open Space

Be Aware! Tierra Grande together with the New Mexico Department of Game and Fish will prosecute anyone who is caught hunting or trapping in Tierra Grande 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, 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.

If you drive an ATV, dirt bike, or four wheel drive in New Mexico be aware that these vehicles must be licensed. You can obtain a license plate and/or NM Dept. of Game and Fish sticker at a local NM Motor Vehicle Department office. Accordingly, Sheriff, Police and NM Dept. of Game and Fish can issue tickets for unlicensed vehicles, even when operating in off road areas including Tierra Grande.

Architectural Control Committee

For the Period of July 2019 - June 2020

Chair – Judi Magnussen

*Members – Carol Gasperetti, Michael Hunt,
Sue Moran & Mike Mulvey*

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 Directors 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 Web Site

The Tierra Grande annual budget will be on the website (www.tierragrande.org) once the 2020 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 2020

A Foreclosure Auction will take place in the Spring of 2020. 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.

2020 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 2020 meeting dates are:

January 22 February 26 March 25 April 22 May 27

June 24 July 22 August 26 September 23

October 28 November 18 December 16

The TGIA Administrative Office is closed most banking holidays.

TGIA Board

Officers for the Period of July 2019 - June 2020

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 2024

Secretary – Vincent “Jim” Lardner

Business Owner / NM Travertine • Term expires 2023

Director – Howard Snell

Retired / Professor & Curator / UNM Biology
Term expires 2020

TGIA Staff

Administrator – Sue Moran

Assistant Administrator – Janie Earthman

Newsletter Editor – Sandy Schauer

Pay Attention to Property Value Notice

SOCORRO COUNTY - It is especially important if you own property in Socorro County to look over carefully your Notice of Value. Socorro County is conducting a county wide reassessment of all parcels in January and February 2020. Pictures and measurements of improvements will be taken. Also, if you have been receiving a grazing exemption in the past, and do not have a grazing lease on file with Socorro County, your grazing exemption will be removed and the price per acre will revert to the vacant land rate of \$250/acre. So that being said, if your vacant land Notice of Value for Socorro County is higher than \$250/acre, you will have a 30 day window of time to protest that higher value when the April Notice of Values are mailed.

VALENCIA COUNTY - No information has come to us regarding changes in the property values for Valencia County landowners. Owners will receive a Notice of Value from Valencia County in April and have a 30-day window of time to protest property values – generally by the end 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
Valencia County: 505-866-2417 – www.Co.Valencia.nm.us

Unpaid Assessments Accrue Interest

Unpaid Tierra Grande Assessments for 2019 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 are NOT a Tierra Grande resident and 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, 2020. 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 14 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.

Thank You to All

Tierra Grande is blessed with members who are the very BEST. TGIA's success is possible because of your support.

Thank you for grading our roads, thank you for cleaning up our roadsides, thank you for watching over and helping neighbors, thank you for donating items and handmade crafts to the Annual Meeting, thank you for keeping us informed of happenings in the community and thanks to those who participate on the Architectural Control Committee, in the Community Watch, our firefighters and our EMTs.

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

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

Western Spirit Transmission Line

Individual Tierra Grande property owners continue to negotiate with representatives of the Western Spirit Transmission Line related to the proposed construction of a transmission line as it travels northwest to southeast along the Valencia / Socorro County boundary line. Construction is expected to begin in 2020. If you would like further information regarding the proposed transmission line visit www.westernspirittransmission.com or call the Land Department at Pattern Energy – 505 375-1324.

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. Look at the April VALENCIA COUNTY Notice of Value that you 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 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.

Tierra Grande Web Site Updated

The Tierra Grande web site has been updated to reflect 2020 changes such as an amended HOA Disclosure Notice, the new assessment increases, a movie "Interview of Tierra Grande Members/Residents" and a variety of other documents and links. Please take a moment to look over the web site and let us know if you have questions or if there is other material you would like to see on our web site. Visit: www.TierraGrande.org

Congratulations Mike Mulvey!

Michael Mulvey, a Tierra Grande resident, won 1st and 2nd place in a recent Art Show in Valencia County. Mike specializes in creating art from recycled materials such as scrap metal. His work is amazing and beautiful! Congratulations!

Leaving a Telephone Message for the TG Office

If you leave a message on the Tierra Grande Improvement Association answering machine, please speak slowly and perhaps even repeat your name and contact information. It will assure that we will return your call. Our hearing isn't as quick as it used to be.

Suspension of Membership Rights

The TGIA Board of Directors has approved the following Resolution 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.

**Help Keep Records
Up To Date in 2020**
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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