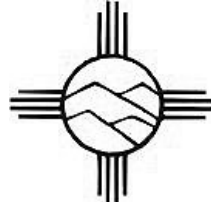


Tierra Grande Tales 'n' Trails

October 2020



Tierra Grande
Improvement
Association

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

Notice of RESCHEDULED Annual Meeting of the Membership of Tierra Grande Improvement Association Inc.

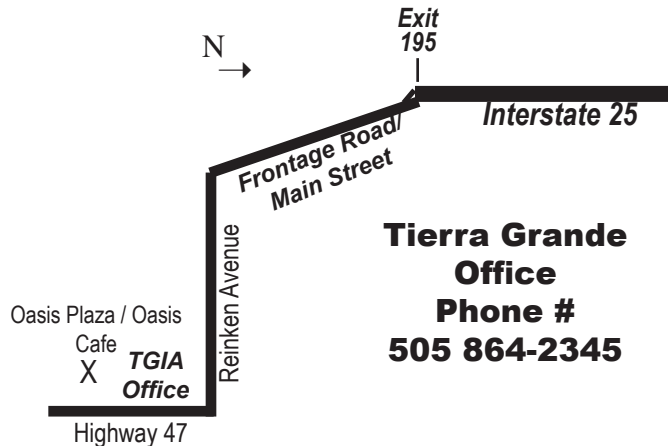
Notice is hereby given, pursuant to the provisions of the Bylaws of Tierra Grande Improvement Association, that the annual meeting of the membership will be held Under the Tent in front of the Tierra Grande office located at Oasis Plaza

480 Rio Communities Blvd. Rio Communities, NM 87002
11:00 A.M. - 1:00 P.M. on Saturday, Nov. 7, 2020

The following business will be transacted:

1. Closure of Balloting
 2. Board President addresses members
 3. Treasurer's report
 4. HOA Act / SB 150 (Disclosure / Liens)
 5. Architectural Control Policy - fees / fines / liens
 6. SunZia Transmission Line
 7. Election Results
 8. Meeting Adjourned
- . BRUNCH will be served beginning at 10:30 a.m.

A Very Simple Map to TGIA Office - Oasis Plaza



Social Distancing / Annual Meeting

Social Distancing guidelines issued by the federal and state governments may limit the number of people who can attend the November TGIA annual meeting.

As the November 7 meeting approaches, contact the TGIA office 505 864-2345 or email: info@tierra-grande.org for updates and to tell us if you plan to attend. This way we can get a good idea of the number joining us at the 47th Annual TGIA meeting.

TGIA Board Candidates

RHONDA DAVIS

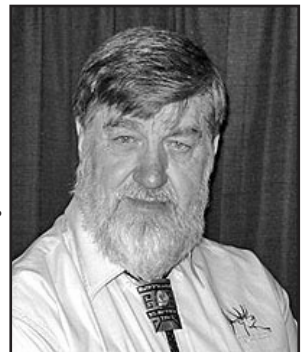
- Vice President - Sales Area Manager - New Mexico Bank & Trust. Ms. Davis has been with the company for 14 years. She is responsible for driving the sales culture and achieving overall growth goals for the banking center. She is responsible for developing new retail and small business through sales activities as well as providing leadership and coaching for the banking center sales team. She currently serves on the TGIA board, finishing the term of Howard Snell.



JOHN HOFFMAN

- Owner of a commercial electric company in ABQ since 1973
- Construction Industries Board Member
- Life member, Rocky Mountain Elk Foundation

As a TGIA property owner since 1985, and with many years of experience in both the private and public sectors, I am capable of recognizing all sides of a situation to find the best outcome. My expertise will help land owners.



The TGIA Board

The TGIA Board has, for more than 46 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.

Landowners Who Rent Out Tierra Grande Homes

Several homes in Tierra Grande are rented. It is important the owners inform TGIA 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 be 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.

Lots For Sale By Owner Catalog

Approximately 130 lots are available in the For Sale by Owner catalog.

Only members up to date with the 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 years, you might want to consider reviewing the asking price. Contact TGIA if you would like to discuss your options.

Recognizing Long Time Residents

39 Years – 1981: Bill Martin

35 Years – 1985: Angela Blasi

32 Years – 1988: Clayton Self

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

29 Years – 1991: Jay & Jodie Gardner

28 Years – 1992: Mike Scott

26 Years – 1994: Armand & Carol Gasperetti, David & Marianne Holmes, Tim & Sara Miller, Albino Tafoya

25 Years – 1995: Mary Bereyl, Lori Nolan, Joe & Virginia Smiel

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

23 Years – 1997: Mike Wooley & Melody Brooks

21 Years – 1998: Walter & Karen Florence, Danny & Denise Self, Mary Jo Sigmon

21 Years – 1999: Aileen Littlejohn

20 Years – 2000: Rick & Carol Palmer, Joe Torres, David & Xiomara Wright

Passing of Tierra Grande Residents

Bernice Rittner – April 2019 – Unit 13

Ralph Mancuso – February 2020 - Unit 13

Colleen De Tamaso – February 2020 – Unit 1

Jonathan Trujeque – February 2020 – Unit 13

Anthony Alexander – March 2020 – Unit 14

Mildred Babik – August 2020 – Unit 22

Western Spirit Transmission Line

Negotiations have been completed with Tierra Grande landowners and construction has begun on the Western Spirit Transmission line. The transmission line will transect Tierra Grande from northwest to southeast along the Valencia / Socorro County border.

The transmission line will serve only New Mexico and will eventually be owned by PNM; a major public utility company in New Mexico. If you would like further information regarding the transmission line please visit www.westernspirittransmission.com or call the Land Department at Pattern Energy – 505 375-1324.

It's Important to Keep Your Address Current On Property Tax Bills

Socorro and Valencia County will mail 2020 tax bills in November of 2020. It is important to know that if a tax bill is returned to a county due to “no one at this address,” “deceased,” “undeliverable as addressed,” the County will document the reason and date of the return and will not mail a tax bill again.

Interest and penalties add up quickly for late payment for non-payment of property taxes.

Tierra Grande ACC Approvals Issued: 2019

Robert & Dawn Owens – Unit 22 – Pole Barn / Lean-To

2020

Trenton & Courtney Moore – Unit 13 – Residence

Mary Jo Sigmon – Unit 24 – Carport

Justin Quarry & Tory Howels –

Unit 14 – 2 Pole Bars / Lean-To

Noman Khushafa & Michelle Dent –

Unit 22 – Residence

These used to be called building permits. ACC is the Architectural Control Committee.

Authors in Tierra Grande

Tierra Grande is fortunate to have several writers living in our community. Take a few minutes to look them up and the books they have written:

Marianne Rittner-Holmes

Beverlie Hamby

Gene LaLonde

Jeffrey Stynen

Don't Be Scammed!

Rio Communities Landowners Association, acting under "Southwest Holdings, LLC," continues to send annual statements to Tierra Grande owners providing mis-information about what is going on in the local communities. The annual fee is \$50. They also offer a NM Atlas for \$32 and an Owners Guide to Clear Title for \$20. Don't fall for this sales pitch. This company operates out of Florida.

Property Site – a company out of Fresno, CA, is mailing "Recorded Deed Notice" to owners, that for a mere \$95, they will obtain for you a copy of your deed and notice of value. If you need those items, give TGIA a call, we will obtain them from the County for FREE.

Keep in Mind the Protective Covenants When Considering ANY Construction in Tierra Grande

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

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.

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.

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 - CANCELLED

Due to the current COVID-19 pandemic social distancing and limits on public gathering, the regularly scheduled Community Watch meeting for Saturday, Oct. 17, 2020, has been cancelled. We hope to hold a meeting in Spring 2021.

TG Community Cleanup – IS A GO

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. 17, 2020. 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.

Little Free Library 6th Year Anniversary

Thanks to the support of Tierra Grande members, the Little Free Library continues to operate. These days, new books are available at the Tierra Grande office. All books have been aired and sanitized. We hope that in 2021 the LFL at the Mallette Drive entrance to Tierra Grande will be restocked.

REMINDER – Increase in TGIA Dues for 2020

For those of you who have set up auto pay in your checking account to pay the annual TGIA dues, keep in mind that the dues have increased for the first time in 25 years. Please update your auto pay amount accordingly.

Protective Covenants Removed From Units 15 & 17 in Socorro County

As allowed in the Protective Covenants, the owner(s) of the majority of the lots in a Unit may amend and / or remove the Protective Covenants. The owner(s) of Units 15 & 17 elected to remove the Protective Covenants in July 2020.

Therefore, effective as of that date, Tierra Grande's authority over the lots in those Units ceased. Individual landowners affected by the removal of the Protective Covenants have been informed. The platted roads in those Units were dedicated and accepted by the Socorro County Commission in March of 1973. Tierra Grande worked with the Socorro County attorney to assure that roads and easements in those Units will remain open to landowners.

Snippets from Tierra Grande's Past

1996 – The TGIA Board voted to enforce no hunting / trapping in the Tierra Grande Open Space for the health and safety of residents and visitors.

1996 – There were approximately 2,000 TGIA property owners, today there are over 2,500.

1996 – There were 35 homes in Tierra Grande, today there are over 150.

Welcome to Your New Neighbors in Tierra Grande

Unit Name Street

2018

- 013 Kurt M & Laurie A Kwarcinski - Palta
024 Gregory J Lange - Tocada
013 Heather Lawson & Meridel Williams - Mallette
023 Brandon Major - Smoke Rise
001 Kirk Marshall & Susan Place - Mora
013 Joshua Wood Nims - Tortuga

2019

- 003 Shawn Caldwell - Las Borregas
023 Maria T Clyborn - Smoke Rise
003 Delman A Gaddie & Joyce L Richardson - Balsam
024 Duane M Gagnon - Toro
013 Elizabeth N Garcia - Mallette
001 Brent Grove - Mora
013 Kristine Ann Hughes - Mallette
023 Royal E & Deborah F LaLonde - Trueno
013 Donald A & Rachel J Larsen - Tara Loop
024 Cody & Kelly Lynn Mathews - Tocado
002 John L Mohr - Marta
024 Anthony G & Candace E Outlaw - Tocado
022 Robert & Dawn Owens - Diablo
001 Ricardo Sanchez - Mancha
013 Bonnie & Michael Wasson - Mallette

2020

- 013 Ernesto M Beall & Maria Soledad Escarcega - Tortuga
020 The Petcharat Buckley Trust - Estada
022 Noman Khushafa & Michelle Dent - Diablo
013 Trenton D & Courtney S Moore - Lavar
001 Randy G & Janet J Padilla - Mora
014 Justin Quarry & Torry Howells - Recato
014 Melinda Templeton & Arturo Escobar - Manzanita
002 Michael Edmund & Simone Schiavone - Marta
014 Michelle Schwarzer - Obrero

A Message from the President

This year has presented all of us with many unique challenges and I know I speak for the entire Board of Directors when I say, we are hoping this finds you all safe and healthy.

We have never had to postpone our annual meeting before, but like many things; this is a year full of firsts. As a long-time board member of over 20 years now, I planned to announce that I will not be running again next year.

As this board seat is earmarked for a resident, it is important for anyone who may consider running for my position to have the time needed to make an informed decision. The term is for five years, although, if circumstances change over those years and a person feels they can no longer serve, the board will appoint a replacement as provided in our by-laws.

Please consider this opportunity to join a highly active board and help preserve our wonderful community. It has been my pleasure to serve on this board for so many years, and feel it is time for someone else to have the same opportunity.

Looking forward to seeing as many of you as possible at our rescheduled Annual Meeting on November 7, 2020. Stay well and healthy.

Carol Gasperetti

Thank You From the TGIA Administrator

During the Holiday Season more than ever, our thoughts turn gratefully to those who have made our progress possible. In this spirit, the Board of Directors and staff simply but sincerely say, Thank you and Wish you the best for the Holiday Season and a Happy New Year.

Sue Moran

TGIA Board of Directors

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 – Rhonda Davis

VP Banker • Term expires 2020

Architectural Control Committee

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