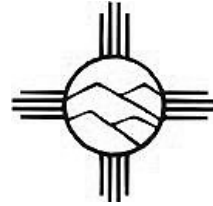


Tierra Grande Tales 'n' Trails

JUNE 2021



Tierra
Grande
Improvement
Association

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

Notice of the 2021 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 on line via Zoom on Saturday, July 17, 2021, beginning at 11:00 a.m. Mountain Time.

To access the link to the Annual Meeting visit the Tierra Grande web page: www.TierraGrande.Org.

Click on "Member Meetings" Select the Link that will be provided.

You do NOT have to have the Zoom APP to participate. You will be able to log-in using Apple or Microsoft products.

The following business will be transacted.

- Closure of Balloting
- Board President addresses members
- Treasurer's report
- Architectural Control Policies
- Grant - Power Line Assistance
- Grant - Road Assistance
- Transmission Lines in Tierra Grande
- Election Results
- Q&A For Members – 3 minutes per Member to address the Board
- Meeting Adjourned

The TGIA Board

The TGIA Board has, for more than 47 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 to 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. The catalogs are 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.

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

TGIA Board Candidates

This year the TGIA board position being vacated is for a qualified Tierra Grande resident. Qualified simply means that they are current on their assessments with Tierra Grande and they are residents of the Tierra Grande community.

TRENTEN MOORE

Resident in Unit 13 – A newer resident, Trenten and his family built their dream home in Tierra Grande a little over a year ago and are finding it a great place to raise their young children. Trenten is a full-time welding instructor with the Central New Mexico Community College. He has experience in internal and external engineering projects as well as design, implementation, and construction management. Trenten likes living in Tierra Grande and expressed his interest in becoming involved in the governance of our community.

KIMBERLY PRAVDA

Resident in Unit 1 – Kim has been a resident in Tierra Grande for almost nine (9) years. During that time Kim has served as a steward of our Open Space. She has removed trash, minimized trespassing, donated her own funds to purchase, install, and maintain drink tanks in TGIA's Open Space to ensure the animals have access to water. Kim documents the wildlife and works closely with NM Department of Game and Fish Officers to curtail poaching. Kim states that she would like to become more involved in helping the Association.

Grant Procedure for Financially Assisting Members Who Extend Power Lines in the TG Community

A reminder that the TGIA Board of Directors approved a grant application procedure to help offset the cost of bringing power roadside in our community for owners who wish to develop their lots.

The grant requirements, procedure, and application can be found on the Tierra Grande web site: www.tierragrande.org; click on "Building in Tierra Grande" scroll down to Item H. to download the documents. Please feel free to contact us if you have questions regarding the Grant Procedure and Application Process at 505-864-2345 or email us at info@tierragrande.org.

New Fire Station / Community Room in TG

It has been a long time coming just to get to the beginning. Tierra Grande has finally received approval for the location for a new fire station in Tierra Grande. The Tierra Grande Improvement Association has set aside funds to pay for the new station. This station will be a fully stand-alone operational station. It will be equipped to fight fires, offer emergency medical rescue, including a heliport and will be designated to fight wildland brush fires.

The fire station will be especially helpful to residents currently outside the five mile limit required to receive an ISO rating for insurance coverage. The new fire station will be used for Tierra Grande community events. There are many steps ahead to bring this fire station to fruition. We will keep you apprised along the way as we move forward. The goal is to have the fire station/community room open by the fall of 2023.

If you live in the Tierra Grande community you can help by volunteering! Fire Chief Tabet is looking for volunteers who live in Tierra Grande who will be responsible for driving the responding vehicle to the emergency in Tierra Grande. Trained staff will provide hands-on service from that point forward.

Open Space Access

The Tierra Grande Open Space has been experiencing some trespassing, illegal hunting, and vandalism issues of late. Tierra Grande will prosecute offenders

If you are a Tierra Grande member in good standing who uses the Open Space for recreation, please make sure that your Open Space sticker is openly displayed while visiting the area. If you do not have a sticker, please contact this TGIA office at 505 864-2345 to request one. If you need the combination code to the locks to the Open Space, ask for that as well.

Please do NOT share the combination of the locks with non-Tierra Grande members.

Keep in mind that we are experiencing especially dry weather resulting in a high fire danger. Please keep to the trails. If there are no trails, don't go making new ones.

The Open Space access is a benefit to TGIA members. You pay for the insurance, the improvements, the maintenance, the repairs and the property taxes for the Open Space as part of your annual dues payment. Please respect it and protect it as if it were your own property.

Western Spirit Transmission Line

Construction has begun on the Western Spirit transmission line and will continue through the end of 2021 when the transmission line should be fully operational. The Western Spirit line crosses through Tierra Grande from west to east along the Valencia and Socorro County boundary line. If you would like further information about Western Spirit visit: www.westernspirittransmission.com or call the Land Department at Pattern Energy 505-375-1324.

SunZia Transmission Line

Tierra Grande has been informed by the Bureau of Land Management that the SunZia Transmission line is proposed to cross through Tierra Grande from east to west. There are three (3) proposed routes through our community. 1) follows the Western Spirit Transmission Line in Valencia County, 2) follows the Abo Arroyo in Socorro County 3) crosses through Units 9, 10, 11, 12 in Socorro County just north of HWY 60. It will be some time before the Bureau of Land Management makes a decision as to which route will be selected. There is plenty of time allowed for public input. To find out more, contact Adrian Garcia, at 505-954-2199 or email agarcia@blm.gov. To add your name to the Project email or mailing list or to see more information about the Project, visit: Eplanning.blm.gov/eplanning-ui/project/2011785/510.

PAGE 2

Development in Tierra Grande

Tierra Grande regularly receives calls from owners asking the following: Why TGIA hasn't developed the community? The original seller and developer, Horizon Corporation, established TGIA to serve as representative of owners of TG Land, collector of charges and enforcer of covenants.

TGIA is a non-profit organization and per IRS regulations cannot perform functions normally attributed to a land developer. TGIA Board is working on procedures that may help owners who are interested in developing their TGIA property to offset some of that cost such as the recent power-line grant application procedure.

Why aren't residents charged a higher assessment fee than owners of vacant land? - The Protective Covenants / Assessments are based on lot size, not whether a lot is developed or not. Please keep in mind that an owners' use or non-use of Tierra Grande land is the owners' own choice.

Architectural Control

Thank you to all owners who responded to a letter they may have received from the Architectural Control Committee earlier in the year. The resulting compliance has been amazing. Properties have been cleaned up, variances for farm animals and other issues have been approved, semi-storage trailers have been improved and/or removed, construction has been completed, etc. So many of you stated that you knew of the protective covenants but just lost track over time. Just can't thank you enough for making this process to resolve outstanding issues go smoothly.

It became evident during the course of the Architectural Control review that the use of semi-trailers, or box cars, or shipping containers, or storage trailers, whatever one chooses to call them, are popular. Cheap and easy to bring into the community. These "temporary structures" are not allowed by the Protective Covenants. If an owner chooses to bring an item such as described above on to a TGIA property, the "container, etc." must be roofed and sided to resemble a building and requires Architectural Control approval. If the "container" does not conform or is not approved by Architectural Control then fees and/or fines may be incurred.

What's Happening in Valencia County?

Development continues throughout Valencia County. In this issue of Tales N Trails, we highlight the Village of Los Lunas.

Los Lunas is approximately 20 miles north of Tierra Grande. It is a bedroom community of Albuquerque which is about 20 miles further north on the I-25. There has been a lot of development going on in the village in spite of the COVID-19 pandemic. The Facebook Data Center continues its expansion, the Niagara Water Bottling facility has expressed interest in expanding and the Burlington Northern Santa Fe RR is completing a rail yard interchange off NM HWY 6. New home communities are being developed, small businesses are coming in to support the expanding residential needs.

The Village is working to construct a second right-turn off I-25, they have developed a new Parks and Recreation Master Plan, approved I-25 Interchange Beautification Phase II, created a NM Hwy 314 Bike / Pedestrian multipurpose path, lighting, irrigation and landscaping improvements along NM Hwy 314 with a similar project proposed along NM Hwy 6. For more information about what is happening in Los Lunas visit www.loslunasnm.gov

Property Titles in New Mexico

Over the years, property title laws have changed dramatically. Today, if a husband and wife own a property, it is not enough to note on the property deed that you are husband and wife, if one spouse dies, the property does not automatically revert to the other spouse unless the deed reflects "joint tenants" or "right of survivorship". Survivors may find themselves going through the Probate process.

Please take the time to check your deed/title to ensure that when more than one person holds title to the property in New Mexico it states in the body of the document that the owners are "joint tenants" or with "right of survivorship". You might also consider creating a Transfer Upon Death Deed to make things easier yet. Please contact an attorney or a title company when purchasing land or when changing ownership title in New Mexico.

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

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, fold so the Tierra Grande return address is facing out, seal (no staples) and mail it. No need to use a stamp. Postage is pre-paid.

Win Credit to Your TG Account

You can win a chance for a credit to your Tierra Grande account!

Every ballot that is returned whose member account is in good standing (that means paid to date) will be entered into a drawing to have a credit applied to that account.

- 1st Prize \$250 Credit
- 2nd Prize \$150 Credit
- 3rd Prize \$75 Credit

Winners will receive a congratulatory letter and a copy of a statement reflecting that their account has been credited accordingly.

The Tierra Grande board, staff, and relatives of such who are TG landowners are not eligible to participate in the drawing.

Another Successful Community Clean-Up

Thanks to the Keep New Mexico Beautiful Campaign and Jeannette Saiz, of the Valencia County Public Works Department, Tierra Grande was awarded an additional clean-up opportunity in April 2021. Four dumpsters were delivered to our community. Over the course of the weekend each of the dumpsters were filled.

The participation and courtesy our Tierra Grande members bring to these events has not gone unnoticed. TGIA has been informed that Valencia County will bring dumpsters to our community in July of 2021. Thank you all who participated and work to keep our community clean and welcoming.

New Mexico to Switch to 10-Digit Dialing

If you reside in New Mexico, beginning April 24, you will need to dial the 505 or 575 area code for local calls. You will have until October 24th to reprogram any medical devices, alarm systems, or other electronic equipment to make sure that these devices transmit the data. After October 24, you will not be able to complete a call unless you have included the area code. This should give you plenty of time to reprogram your phone contacts.

FOLD IN HALF

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD
SATURDAY, JULY 17, 2021, AT 11:00 a.m.**

**Via Zoom – Board of Directors and Staff will convene at the Tierra Grande Office
480 Rio Communities, Blvd, Suite H – Rio Communities, NM 87002**

Per 2019, SB 150, Section 4.E. Votes cast by proxy and by absentee ballot are valid for the purpose of establishing a quorum.

PROXY

The undersigned hereby appoint (s) George Hobbes and 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: _____, 2021

- TGIA Board**
- President - Jim Lardner
Business Owner / NM Travertine
 - Treasurer - Judi Magnusson
Term expires 2023
 - Secretary - Rhonda Davis
Term Expires 2022
 - Director Carol Casperetti
Tierra Grande resident
Term expires 2021
 - VP / Banker
Term expires 2025
 - Executive V.P. - Michael Sumner
Valencia County retired banker
 - Administrator – Sue Moran
 - Assistant Administrator – Janie Earthman
 - Newsletter Editor – Sandy Schauer



TGIA ANNUAL MEETING
JULY 17, 2021 11 AM
PARTICIPATE VIA ZOOM
IT'S EASY TO USE ZOOM
INSTRUCTIONS INSIDE

BALLOT and/or ABSENTEE BALLOT

Please sign and return ballot so that it is received by Friday, July 16, 2021. 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 before the start of the July 17, 2021, meeting by stopping by the Tierra Grande office at 480 Rio Communities Blvd., Suite H, Rio Communities, NM 87002. There is one vacancy to be filled for a five-year term on TGIA's Board of Directors.

- VOTE FOR
ONLY ONE**
- FOR: TRENTEN MOORE
 - FOR: KIMBERLY PRAVDA
 - 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.

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

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