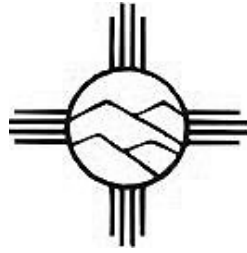


Tierra Grande Tales 'n' Trails

October 2021



Tierra
Grande
Improvement
Association

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

Road Improvements Grants, Power Lines

TGIA Board President Jim Lardner spoke at the 2021 annual meeting. Here's some outtakes --

Lardner: "I have served on the Board since early 2018 and have been a land owner in Tierra Grande for over 20 years. It is my honor to serve as the president of our association, a job I take very seriously and am committed to do the best of my ability.

"Thank you to the staff of Tierra Grande, our administrator of over 15 years, Sue Moran, and our assistant administrator of over 30 years, Janie Earthman. Thank you for keeping our organization running smoothly.

Out of a Horror Book

"2020 and the start of 2021 has been like something out of a Steven King horror book," said Lardner. "It has changed almost every aspect of our lives, the ways we interact with one another, social distancing, shopping, restaurants, work and our favorite one of all, masks!" continued Lardner.

"As we come out of this pandemic, I believe we will be better people and realize just how fragile we all truly are. My hope is that you and your families have weathered the storm and are ready for a better tomorrow.

"This year the assessments passed by the Board two years ago were enacted. The increase in these assessments were necessary to keep TGIA running in the black according to the bylaws. The extra revenue will ensure the proper running of the organization as expenses continue to rise and new projects come on line.

Grants, Road Improvements

A couple projects new in the last year are the grants for financially assisting members who extend power lines to their property and a program to help members offset costs of road improvements on roads not maintained by a county. These programs were instituted to encourage the development of housing on land that otherwise would stay vacant,

Lardner said the Board continues to work on five-year goals and objectives of developing the value of Tierra Grande, implementing and documenting policies and procedures,

exploring alternate sources of income, monitoring costs and maximize billing.

Tierra Grande has formed an Architectural Control Committee responsible for enforcing the protective covenants that keep the community esthetically pleasing. The Board has seen wonderful compliance from members, properties cleaned up to construction projects completed, and multiple variances issued for farm animals and storage containers. Thank you all for the wonderful work, participation and willingness to keep Tierra Grande clean and beautiful.

One amazing asset that each of us have as Tierra Grande land owners is access to the open space. Several years ago, the board was successful in obtaining the release of the reversionary clause that Horizon retained in case this association was ever dissolved. This land is beautiful and undisturbed and with the help of our members and stewards that are looking out for this beautiful piece of property we can all enjoy it for the future of Tierra Grande.

Tierra Grande has been a vital and important part of Valencia and Socorro counties for over 47 years and with the support of our community, Tierra Grande will continue well into the future.

Thank you to the board for all their hard work. These people are dedicated to keeping this organization moving in the right direction and it is a privilege to work beside them in our journey.

Congratulations TGIA Winners

At the 2021 TGIA annual meeting, outgoing director Carol Gasperetti drew the winners of credit. They are:

- 1st Prize – \$250 Credit: Fred & Yolanda Herrera – Albuquerque, NM
 - 2nd Prize – \$175 Credit: Catherine Wolfe – Tierra Grande
 - 3rd Prize – \$75 Credit: Brian Groh – Cape Coral, FL
- Director Judi Magnussen drew the door prize winners:
- Hand Made Lap Quilt: Vincent Giangrossi – Tierra Grande - made by Judy Venenega
 - Hand Made Southwest Jacket – Maria Louchios, Rolling Hills, IL - made by Holly Woelber

2021 TGIA TREASURER'S REPORT

Two Different Bills, Two Different Payments

TIERRA GRANDE IMPROVEMENT ASSOCIATION, INC.

SOURCE OF FUNDS

	Actual 2020	PROPOSED BUDGET 2021
INCOME		
TOTAL ASSESSMENTS	169,758	173,989
TOTAL C.D. & MM INTEREST	5,579	4,000
<i>Interest - Delinquent Accounts</i>	2,663	4,500
<i>Tower Site Rental</i>	1,800	1,800
<i>Royalty Leases (Grazing)</i>	1,450	1,450
<i>Easements / Other</i>	289,180	100,000
<i>Misc Income(land sales, TTF, PPF)</i>	4,199	4,000
<i>Foreclosure Sale Expense Recovered</i>	13,250	15,000
<i>General Attorney Fees & Other Exp Recovered</i>	35,420	10,000
<i>Donated Land</i>	1,587	2,000
TOTAL PROJECTED REVENUE	\$524,886	\$316,739
EXPENSE		
A. SALARIES	58,187	63,160
B. RENT/UTILITIES	9,086	9,250
C. GENERAL OFFICE	24,750	24,200
D. INSURANCE	13,527	15,320
E. PROFESSIONAL	53,601	18,163
F. LAND TAXES	2,705	10,850
G. MISCELLANEOUS	5,511	8,000
H. PROMOTIONALS	3,051	3,200
I. MAINTENANCE	1,806	2,250
General Operating Expense Total	\$172,223	\$154,393
NON-BUDGET ITEMS		
PHASE I NEW TGIA FIRE STATION/CENTER	0	100,000
POWER LINE ASSISTANCE POLICY	0	10,000
ROAD ASSISTANCE POLICY	0	10,000
EROSION CONTROL - RIP RAP PROJECT	0	10,000
FORECLOSURES - Recoverable	4844	23,500
TOTAL EXPENSES	\$177,067	\$307,893
REVENUE LESS EXPENSE	347,819	8,846
LIQUID ASSETS		
Operating Checking	43,686	50,000
Money Market Open Space	11,872	12,000
Money Market - Special Projects	124,038	125,000
CD's	636,392	804,000
Impress Account	1,500	1,500
Petty Cash	150	150
TOTAL CASH	\$817,638	\$992,650
FIXED ASSETS		
TOTAL PROPERTY & EQUIPMENT	\$349,014	\$329,893

Every Fall TGIA land owners receive two bills for their property—

- One bill is for the TGIA assessment on the property
- 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.

Treasurer Reports

TGIA Treasurer Judi Magnussen presented financial information at the 2021 TGIA annual meeting.

Magnussen said, "My report is for the period ending December 31, 2020. The COVID-19 Pandemic called for making dramatic changes in Tierra Grande's regular procedures and practices. As a result of measures implemented beforehand, we were able to weather these changes well -- and without financial loss.

Members Honor Commitments

"The assessments receivable remained constant because members honor their commitment to paying their annual assessments on time. Thank you!" said Magnussen.

"Property and equipment remained constant. TGIA has no long-term payables. The short-term payables are month-to-month payroll taxes and annual billings for personal services. Expenses are kept to a minimum and are always within budget due to the vigilance of the Administrator.

Financial Stability

"In 2020 and 2021, financial stability for TGIA and its members reflects the Board's successful negotiations with Western Spirit and SunZia Corporations which allowed rights-of-way and installation for transmission lines that do not threaten the well-being and investment members have made in their property.

Up to 2020, TGIA's economic spending was challenged to the point that an increase in Annual Assessments was needed and successfully implemented. With the combined resources of the negotiations and increased Assessments, TGIA can now plan for the construction of a fire station in an area that benefits the most residents.

Grants Give Assistance

It will also allow the board to give assistance via specific grants -- for electricity and road maintenance to future qualifying applicants. The specific figures for the 2020 Financial Report are reflected, as usual, online at www.tierragrande.org.

Thanks to the members for their support of Tierra Grande's endeavors by electing and appointing competent, helpful representatives who guide the organization to remain solvent, beneficial and accessible. Magnussen credited Administrator Sue Moran for being an important reason for TGIA's success,

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.

New Tierra Grande Fire Station

The TGIA Board of Directors approved the organization of a Fire Station Committee which will advise and oversee the development and construction of a new fire station in Tierra Grande along with an attached community center and possibly re-locate the TGIA office as well. The committee consists of the following:

Director / Chair – Trenten Moore

Administrator – Sue Moran

TGIA Resident – Carol Claus

RGEFD Fire Chief – To Be named

TGIA Member / Resident – To be filled

All meetings will be open meetings so other representatives or TGIA members can attend. Committee recommendations / bids will have to be brought to the TGIA Board of Directors for financial approval.

The group will be charged with designing and developing the complex. Each participant will most likely be assigned a specific task which will be determined when the committee meets.

They are looking at obtaining bids along the way for the design of the complex, a general contractor, building permit, a helicopter landing pad, bringing power to the lot, drilling a well, fencing, gates at two entrances, a memorial garden, a covered picnic area, perhaps other amenities such as a walking path, etc.

All will depend on how far the money will go. There is a lot that needs to be accomplished. Hoping for a grand opening by the end of 2023. The fire station will be located at the intersection of Estada Drive and Escudo Drive (East side of NM Hwy 47 – about 1 mile in) Tierra Grande – Unit 22, Block 3, Lot 9.

Director Elected

Trenten Moore is the newest director on the TGIA Board of Directors.

At the annual meeting TGIA Assistant Administrator Janie Earthman announced 197 ballots cast for a total of 295 votes (some members own multiple lots hence more votes than ballots).

TGIA had a single director's seat to fill at the 2021 annual meeting. There were two candidates for the board seat, Kim Pravda and Trenten Moore.

After the ballots were sent out, Kim Pravda decided to withdraw her name from the director position because she felt she will better serve the Association and its members in other capacities as part of the Architectural Control Committee and as Open Space Steward.

Thank you, Kim, for all you do. We look forward to you serving in another capacity.

Ms. Earthman noted that 31 states other than New Mexico were represented in the ballots cast. One ballot came from the Virgin Islands

Recognizing Long Time Residents

- 40 Years -- 1981: Bill Martin
36 Years – 1985: Angela Blasi
32 Years – 1988: Clayton Self
31 Years – 1990: Margaret Giangrossi & Vincent Giangrossi, Judi Magnussen, David Reid
30 Years – 1991: Jay & Jodie Gardner
29 Years – 1992: Mike Scott
27 Years – 1994: Carol Gasperetti, David & Marianne Holmes, Sara Miller, Albino Tafoya
26 Years – 1995: Mary Bereyl, Lori Nolan, Joe & Virginia Smiel
25 Years – 1996: Martin & Sandra Sisneros, Chester & Betty Smith
24 Years – 1997: Mike Wooley & Melody Brooks
23 Years -- 1998: Walter & Karen Florence, Danny & Denise Self, Mary Jo Sigmon
22 Years -- 1999 Aileen Littlejohn, Rebecca & Dave Fergusson
21 Years 2000 -- Leonard & Lydia Castillo
Rich & Carol Palmer David & Xiomara Wright
20 Years 2001--Beatrice Aragon
Wesley & Tabitha Miller

Lots For Sale By Owner Catalog

Approximately 150 lots are available in the For Sale by Owner catalogue. 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 years, you might want to consider reviewing the asking price.

Contact TGIA if you would like to discuss your options.

SunZia Transmission Line

The Bureau of Land Management (BLM) makes the final decision on which of the three proposed routes the SunZia Transmission Line will be constructed in Tierra Grande. The formal scoping meetings have been completed and comments are being compiled. The environmental and cultural surveys in Tierra Grande are done as well. For more information contact Adrian Garcia, BLM Project Manager at agarcia@blm.gov or 505-954-2199.

Western Spirit Transmission Line

The construction of the Western Spirit Transmission Line as it travels across Tierra Grande should be completed by the end of 2021. For more information visit their web site: www.patternenergynewmexico.com

Update: Tierra Grande Architectural Control Committee Approvals Issued:

Fall 2020

- Robert & Connie Engle – Unit 13 – Barn/Storage
Candace Knotts – Unit 13 – Barn / Storage
Ernesto & Maria Beall – Unit 13 – New Home Construction

2021 To Date

- Val Cranmer – Unit 13 – Atrium
Cathy Wolfe – Unit 13 – Carport
Sheri Wilcox – Unit 13 – Pole Barn

Passing of Tierra Grande Residents

Mary Cate – Unit 13

Tim Miller – Unit 3

Newsletter Editor Sandy Schauer's husband

Bob Anderson died in October 2020

Welcome to your New Neighbors

2020

Unit	Name	Street
3	Fernando & Jessica Sisneros	Las Borregas
13	Candace Knotts	Lavar Loop
13	Robert & Connie Engle	Lavar Loop
5	Lyman Enrico	Pito Loop

2021

Unit	Name	Street
13	Sheri Wilcox	Mallette
22	Ronald & Terrisa Robbins	Tierra Grande Loop
1	William Plummer	Mora Drive
2	Harley Hazzard	Mojado Court
13	Matthew & Kim Scott	Canilla Loop
14	Jeremy Thomas	Subir Loop
14	Stanley & Michelle Kmiec	El Rito

Thank You From Administrator

2020 and 2021 have been years of unprecedented change, difficulties, and sorrows. Through it all, you, our members, have been the foundation of our success. Your belief and financial support in the value of the Tierra Grande Improvement Association's mission and covenant enforcement on your behalf has made this success possible. I wish you the very best in 2022. Thank you sincerely for your continued support of our community.

Sincerely, Sue Moran

Longtime Supporter Dies

Longtime TGIA supporter George Koch died June 13, 2021.

A TGIA Board member and president, he believed in all things Tierra Grande

Even though he left the TGIA Board in 2010, he was always available to help provide historical reference, guidance, and advice. He loved Tierra Grande and was very proud that the Community he guided for almost 30 years stayed true to its vision.

Here are excerpts from a resolution showing his support.

WHEREAS: George Koch served on the Tierra Grande Board of Directors from 1981 to 2010 in positions of President, Executive Vice President, Treasurer, Secretary and Board Member.

WHEREAS: George Koch has given unselfishly of his time, experience and knowledge to protect the integrity and secure the future of Tierra Grande, building an environment of trust and open communication with landowners and working to assure the preservation of the Open Space.

WHEREAS: George Koch was instrumental in developing the guiding principles of the TGIA Board of Directors to assure that Tierra Grande remained a first-class community true to its original intent.

WHEREAS: Carol Gasperetti recognizes that Mr. Koch has provided a wealth of experiential knowledge both from his extensive history with Horizon Corporation, as well as TGIA, since its inception. Mr. Koch has shared his wealth of knowledge with the entire membership and, in particular, with the Board of Directors. Mr. Koch will be sorely missed as much for his insights and sense of humor, as his thoughtful deliberation of the impact the Board's decisions may produce.

WHEREAS: Michael Sumner appreciates that Mr. Koch has a wealth of knowledge always delivered in a forceful, but dignified, manner.

WHEREAS: Tim Lardner acknowledges that Mr. Koch has been an excellent Board member with a wealth of history, information, and common-sense approach to keeping the Board and the Tierra Grande Improvement Association on track with growth and development. As a friend, George Koch is always there, no matter the occasion.

WHEREAS: Ms. Magnussen remembers that Mr. Koch always found the best way to make one feel informed. When she first began to serve on the Board, she was at a loss for words when asked to respond to a question, but through Mr. Koch's kind counsel, she eventually began to feel able to contribute. Ms. Magnussen can speak for the Board and staff when she says that Mr. Koch's wise counsel will be greatly missed.

THEREFORE: Let these words reflect the indelible contributions George Koch has made to the Tierra Grande Improvement Association and to show the Board's recognition and appreciation of his invaluable service and dedication to this organization.

TG Community Cleanup

Once again, Tierra Grande qualified for dumpsters under the Valencia County Keep New Mexico Beautiful program. Four dumpsters were delivered to the Tierra Grande Community the weekend of August 28, 2021. Many residents and members took advantage of the opportunity to remove waste from their home and yards. Within two days the dumpsters were at capacity. Participants took great care to keep the surrounding grounds clear of debris. Since this was the second time in 2021 that Tierra Grande benefited from receiving dumpsters from the Keep New Mexico Beautiful program, we are hopeful that Valencia County will approve us for another event later in 2021.

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.

A complete copy of the Protective Covenants can be found on the Tierra Grande web site: <http://www.tierragrande.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 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 acres in size may be re-subdivided into lots but not more than one for each five 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

Little Free Library 7th Year Anniversary

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

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

Snippets From TG's Past

1997 – The extension of one-and-a-third miles of electrical lines on El Rito Drive in Unit 21 were completed at a total cost of \$19,000. Tierra Grande was successful in stopping a zone change from Rural Residential to Special Purpose in preparation for placing a sludge site in our community.

1998 – TGIA donated \$4,000 toward a communication system for the Tierra Grande fire station. The Board voted to contribute to the further extension of power lines in Tierra Grande in an effort to encourage development.

1999 – TGIA distributed a video tape which informed members what has happened in Tierra Grande and Valencia County over the last few years. TGIA paid for the installation of an additional billboard to promote the community. TGIA's newest brochure won an award from the New Mexico Press Women – designed by our own newsletter editor, Sandy Schauer.

Grants for Roads

A reminder that the TGIA Board approved a grant application procedure to help offset the cost of road improvements in our community for owners who wish to develop their lots that are on a road NOT on the County road maintenance list. 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 I 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.

Tierra Grande Board of Directors Officers for July 2021 – June 2022

Annual Meeting – Election of a Director held
Saturday, July 17, 2021

Election of Officers held July 28, 2021

President – Jim Lardner

Business Owner / NM Travertine

Tierra Grande Landowner

Term expires 2023

Executive V.P. - Michael Sumner

Retired / Valencia County Banker

Term expires 2022

Treasurer – Judi Magnussen

Tierra Grande Resident

Term expires 2024

Secretary – Rhonda Davis

VP Sales / New Mexico Bank & Trust

Term expires 2025

Director – Trenten Moore

CNM Instructor

Tierra Grande Resident

Term expires 2026

ANNUAL APPOINTMENT TO COMMITTEES

Architectural Control Committee

For the Period of July 2021 – June 2022

Chair – Judi Magnussen

Member – Carol Claus

Member – Sue Moran

Member – Michael Hunt

Member – Kimberly Pravda

Open Space Steward

Kimberly Pravda

Fire Station Committee

Director – Trenten Moore

Administrator – Sue Moran

RGEFD – Fire Chief

TGIA Resident – Carol Claus

TGIA Member – To Be Determined