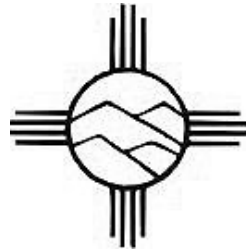


Tierra Grande Tales 'n' Trails

February 2022



Tierra
Grande
Improvement
Association

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

Thank You to All

Tierra Grande is grateful to have you as a member.

I can't imagine our succeeding without your support and I can't even begin to thank all of you.

Thank you to those who volunteer to serve on our various committees (Architectural Control, Open Space, Fire Station). Thank you to those who grade our roads. Thank you to everyone who cleans up our roadside on their daily walk.

Special thanks to those who watch over and help your neighbors, thank you to those who generously donate items

to the Annual Meeting prize drawings, thank you for keeping us informed of happenings in the community.

To those of you who report lost/found items/animals, suspicious vehicles, road problems, and other issues we extend our appreciation.

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

Working With and For TGIA Members In 2021

Dear Members,

Another year unlike any other before has passed. You, however, have been a consistent source of support to the Tierra Grande Improvement Association. The assessments you pay have been put to work to support the Tierra Grande community in 2021. Your paid assessments have helped us to:

- Develop and implement the following grants to aid owners in good standing who wish to develop / improve their Tierra Grande property:

- Powerline Extension Grant – Maximum Assistance \$5,000 – Annual Budget Cap \$10,000

- Road Improvement Grant – Maximum Assistance \$2,500 – Annual Budget Cap \$10,000

- Energy & Water Conservation Grant – Maximum Assistance \$1,000 – Annual Budget Cap \$5,000

These grants can be found on the TGIA web page: www.tieragrande.org – “Building in Tierra Grande” The Association has already contributed over \$4,800 for a power line extension along a section of Manzanita Drive.

Your paid assessment has also helped to:

- Protect ownership/titles with the Valencia County and Socorro County Assessor's office. Twelve ownership / title errors were found and corrected. TGIA has an excellent working relationship with the counties.

- Review approximately 5,000 Socorro & Valencia County property ownership records of TGIA landowners which resulted in updates of approximately 25 changes of address.

- Through an ongoing relationship with the Valencia County and Socorro County Assessors, TGIA forwarded over 157 updated owner addresses to prevent future tax liability problems.

- Mail out more than 135 New Owner Packets and recorded over 187 ownership changes during the year.

- Organize two community cleanups with dumpsters provided at no cost from Valencia County.

- Partner with the Valencia County Road Department to repair roads, cattle guards, and implement an erosion prevention plan for TGIA roads along the foothills.

- Work with the State Department of Transportation to improve entrances

- Pay for and install street signs

- Work with Valencia County Code Enforcement to enforce County codes

- Support efforts to protect the Open Space by installing additional signs, locks, and gates as well as work 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. Work with universities to allow student access to study Open Space.

- Enforce the Protective Covenants by investigating, reporting, and following-up on issues, installing signs at each entrance, instructing interested parties to contact the TGIA office, and implementing a fee/fine policy for Covenant violations

- Market the For Sale By Owner catalog to help owners sell their lots – to date 250 properties have sold.

- Enforce a permit policy for owners who wish access to Tierra Grande Open Space.

- Enforce a Lien Policy for lots in arrears

- The Board approved policies/practices/leases/easements, etc., for alternative revenue sources

- Fiscal Responsibility – The Board of Directors, as your representatives, acts in your best interest. Stayed within the 2021 budget

- Update the Five Year Goals & Objectives in June 2021 which can be found on the TGIA web page.

- Complete a successful Audit/Review for 2020.

- Celebrate the 7th anniversary of Little Free Library.

- Work with and attend meetings with area governments and County representatives, public works, planning & zoning, county commissioner, and sheriff on issues related to Tierra Grande.

- With the support of the Tierra Grande Architectural Control Committee, the Association helped many people fulfill their construction desires within the Protective Covenants to make Tierra Grande a diverse and welcoming community.

- Work with cattle grazers, developers, and individuals with vested interests in Tierra Grande to keep the community beautiful.

- Work to create a sense of community with members/residents through email information sharing, community involvement, and being responsive to TGIA members.

- Began the process to build a fire station / office / community center in the center of Tierra Grande to extend fire protection and services to almost every lot within the Tierra Grande community.

- On a day-to-day basis provide service to members such as maps, notary and fax services, UPS delivery, obtaining historical deeds, guiding owners/family regarding changes of ownership, transfer upon death deeds, probate contact information, etc.

Tierra Grande has almost 2,600 land owners. During 2021 we answered your calls, met with many of you directly, represented you when necessary, and, hopefully, responded to your issues and concerns professionally and as quickly as possible.

Board Member To Be Elected

If you are NOT a resident of Tierra Grande and would like to serve on the TGIA Board, 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, 2022.

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. The election of a Board member is held at the 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 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 that first motivated your purchase.

For almost 50 years the board has been composed of (a) two owner / members living within the Tierra Grande Subdivision; (b) a TGIA member / non-occupant; (c) a banking executive; and (d) a member of the local business community. Board members have been unselfish in their efforts to retain the residential design of Tierra Grande. Accomplishments have been numerous. The current and past Directors have invested tremendous energy and time securing the future of the Tierra Grande community and receive a small stipend, plus an annual dinner

TGIA Board of Directors

July 2021 – June 2022

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

Committees of and Appointed by the Board

July 2021 – June 2022

Architectural Control: Chair – Judi Magnusson (Resident); Carol Claus (Resident); Sue Moran (Administrator & Resident); Michael Hunt (Resident); Kimberly Pravda (Resident)

Open Space Steward – Kimberly Pravda

TGIA Fire Station / Community Center: Chair – Trenten Moore (Resident & Director); Carol Claus (Resident); Sue Moran; Noman Khushafa (Resident); Andrew Tabet (RGEFD Assistant Fire Chief)

There are numerous advisors & interested parties as well:

Architect – John Kirkpatrick

TGIA Members, Holly Woelber, Michael Hunt, Simone Schiavoner

Valencia County Planning & Zoning representatives

City of Rio Communities Mayor / Council / Manager

Wi-Power Internet Provider

Death Certificates—Information & Changes

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 OR Socorro County Tax Assessor (the County in which your Tierra Grande lot is located) and let them know that the death certificate was filed with the County Clerk. There may be additional paperwork required. Just don't want you to assume that since the death certificate was filed that the property ownership records have been updated.

Pay Attention to Property Value Notice

Each early spring a Notice of Property Value is mailed to property owners from either the Valencia County Assessor or the Socorro County Assessor, depending on which County your Tierra Grande property is located. A window of opportunity exists to protest the property value, which is the basis for the property tax. The protest period generally ends at the close of April. If you choose to protest your property value, the protest forms can be found on the County sites or by contacting the applicable 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 2021 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 fees and other charges must be recovered from owners who want to remove their lot from further legal proceedings.

Another Successful Community Cleanup

On the weekend of Jan. 15, 2022, 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 & Black Butte Park)

The TGIA office has received information that trespassers and / or TGIA owners without a permit have been accessing the Open Space.

As a result, the combination will be changed later in the year. Please do NOT give out the combination to the gates. Your assessments pay for the insurance and property taxes for the Open Space. Please protect it. Owners can bring guests to the Open Space, BUT the owners must accompany the guests. No reason to give out the combination.

The combination will be changed sometime in March. Please contact the office at 505 864-2345 or info@tierragrande.org to obtain the new combination. Please 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.

TGIA Staff

Administrator — Sue Moran Assistant Administrator — Janie Earthman

Maintenance — Mark Earthman Newsletter Editor — Sandy Schauer

Accountant -- George Hobbes

Suspension of Membership Rights

The TGIA Board of Directors recorded a Resolution regarding the Association's right to suspend a member's right to enjoy certain TGIA 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 addition- a) "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, (Et al.) violate any rule or regulation adopted by the corporation regarding the use of any property within Tierra Grande 3. The member or the member's family, guests, tenants, (Et al.) 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.

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

Architectural Control Policies & Procedures FEES/FINES

REMINDER that it takes a lot of time and expense to enforce the Protective Covenants and to provide a general scheme for creating good land planning and design. As approved by the Board of Directors, there are now policies, procedures, fees and fines for oversight and enforcement of the Protective Covenants. These policies and the schedule of fees and fines can be found on the Tierra Grande web site: www.tierragrande.org/building-in-tierra-grande/.

It is best to call the Tierra Grande office BEFORE you begin any development / improvements to your property. This will avoid the potential of fines being levied and / or worse yet, having to change your plans and incur additional costs.

How Long Have You Been a TGIA Landowner?

It has been brought to our attention that TGIA announces how long residents have lived in Tierra Grande, but we have left out those of you who have been faithful owners of a TGIA property over these many years. So, the Board has approved a contest.

As TGIA approaches its 50th anniversary it is time to recognize those of you who have been owners since the beginning. Please submit your name and the Unit/Block/Lot that you own along with the approximate date you purchased the property from Horizon, the original developer. You can send us the information via email: info@tierragrande.org or call us at 505-864-2345. Don't worry, you don't have to have the exact date, TGIA will do the research and announce the top five winners in an upcoming issue of the Tales N Trails.

Comments / Suggestions / Concerns

We appreciate hearing from you. How do you think TGIA is doing? Are we representing you fairly? Please feel free to be positive or constructively critical.

Your thoughts are probably in the mind of several other members. Please send your comments in writing or via email at www.tierragrande.org. We will do our best to share your comments and to respond accordingly in an upcoming newsletter.

Passing of A Tierra Grande Resident

Richard Smith, resident in Tierra Grande since 2010, passed away peacefully on Friday, Dec. 3, 2021. A Memorial Service will be held at a later date.

Rio Communities Landowners Association

Don't be fooled. It appears that the Rio Communities Landowners Association, based in Florida, continues to mail bills to Tierra Grande owners requesting a fee of \$50 per year for membership and a newsletter. This company does NOT represent you. Their newsletter writers are misinformed about what is going on in the Tierra Grande area.

Help Keep Records Up To Date in 2022 Keeping your account information up to date is important such as

- Change to the ownership information
- Change of address
- Death of an owner
- Change in title such as a trust
- Appointing an executor or someone handling your affairs

2022 TGIA Board Meeting Dates

Generally, the 4th Wednesday of the Month at 4 p.m.

January 26 February 23 March 23

April 27 May 25 June 22

July 16 – Saturday - Annual Meeting

July 27 – Election of Officers

August 24 September 28 October 26

November 16 – 3rd Wednesday - Thanksgiving

December 15 – 3rd Wednesday - Christmas

Budget Information on TGIA Web Site

The Tierra Grande annual budget will be on the web site (www.tierragrande.org) once the 2022 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 2022

We have been reporting to you that a foreclosure auction would take place each year for the past few years.

Unfortunately because of the COVID restrictions and new laws related to foreclosures, the auctions could not be held. A Foreclosure Auction may take place sometime in 2022.

To make sure that you do not miss receiving information as to the date and the list of properties, email Tierra Grande at info@tierragrande.org to have your email added to the list of interested parties receiving information about the upcoming sale.

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

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