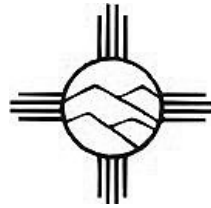


# Tierra Grande Tales 'n' Trails

JUNE 2022

P.O. Box 1388 • Rio Communities, New Mexico 87002 • 505 864-2345 • [info@TierraGrande.org](mailto:info@TierraGrande.org)



Tierra  
Grande  
Improvement  
Association

## Notice of the 2022 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 and the HOA Laws of the State of New Mexico, that the annual meeting of the membership will be held on Saturday, July 16, 2022, beginning at 11:00 a.m. Mountain Time.

Documents relating to the Annual Meeting can be found on the Tierra Grande web page: [www.TierraGrande.Org](http://www.TierraGrande.Org). Click on "Member Meetings"

The following business will be transacted.

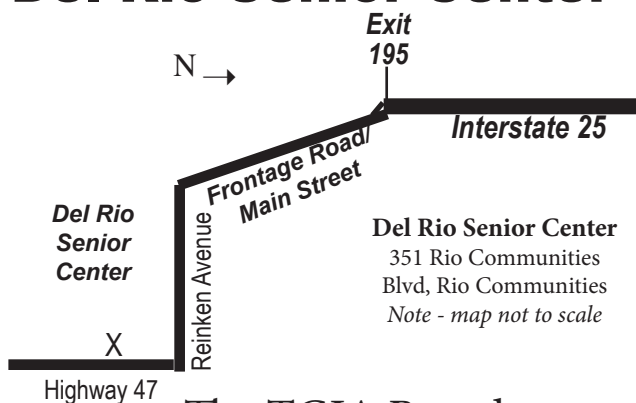
- Closure of Balloting
- Board President addresses members
- Treasurer's report
- Architectural Control Policies
- Community Center/Fire Station/Office
- Grants - Power Line Assistance • Road Assistance
- NEW - Energy Efficiency Assistance
- Transmission Lines in Tierra Grande
- Election Results

Q&A from Members - three minutes per Member to address the Board

Meeting Adjourned

*Every effort will be made to offer the opportunity to members to participate via Zoom. You do NOT have to have the Zoom APP to participate. You will be able to log-in using Apple or Microsoft products. Watch for documents and links to the Annual Meeting on the Tierra Grande web page - "Member Meetings"*

## A Very Simple Map to Del Rio Senior Center



## The TGIA Board

The TGIA Board has, for more than 49 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.

## TGIA Board Candidate

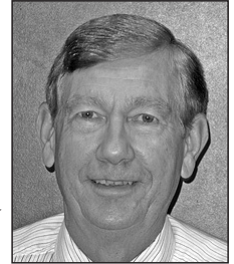
This year the TGIA board position up for election is a non-resident.

### MICHAEL SUMNER

- Retired Senior Vice President of New Mexico Bank & Trust Los Lunas Branch
- Has worked for other Valencia County financial institutions

• Currently executive vice president, he has served in all capacities on the board.

*My financial knowledge is an invaluable asset to the TGIA board. My multi-year board experience and years living in Valencia County give me an understanding of the Tierra Grande community. I want to continue to serve Tierra Grande.*



Mike Sumner

## Introducing New TGIA Staff

Due to ever increasing legislative requirements and life events occurring for Sue Moran, Administrator; Janie Earthman, Assistant Administrator; and Mark Earthman, Maintenance; the Board of Directors felt it in the best interest of the Association to hire additional support staff to assure continuity of service to the members and for the ongoing demands of operating the Association.

We are happy to introduce to you our newest staff:

### Leighann Self - Part-Time Staff Assistant

Leighann was born and raised in Tierra Grande! Her primary responsibilities are to complete all new owner packets and owner mailing address updates, correspond with Valencia and Socorro County Assessors, provide coverage in the absence of Sue or Janie, and assist staff with day to day operations and special projects.

As time allows, Leighann will be assigned additional responsibilities such as processing foreclosure documentation. When the community center is up and running, Leighann will oversee the services necessary to operate that facility.

### Ron Robbins - Part-Time IT / Operations Coordinator

Ron lives in Tierra Grande. A relatively new resident, Ron was eager to learn about the Association. Once we learned that he had "mad" computer skills, little did Ron know that his inquiry would lead to a position to develop an office operations / procedures manual which will help all staff and the Board to stay on top of the myriad of requirements that must be adhered to by legislation and our governing documents.

Ron is also assisting creating programs to assure that historical documents will be scanned / backed-up. Ron will also help Mark Earthman in the maintenance of TGIA Open Space locks, sign repair / installation and other maintenance issues.

## Mortgage Companies & Homeowner / Landowner / Community Associations

Do you reside in a community governed by an Association? Are you aware that most mortgages contain language which provides that community associations are to be paid the Association fees? Did you know that Associations are required to report unpaid dues / fees to the mortgage company?

Some older mortgages reference the requirements within the mortgage documents. More recently, mortgage companies have added a rider titled PUD (Planned Unit Development). If you live in a community governed by an Association, and have a mortgage, please take a moment to become familiar with the requirements contained therein.

## New Fire Station / Community Room / Tierra Grande Office

Efforts continue to bring to Tierra Grande a Community Facility with a fire station, community room and the Tierra Grande office.

Valencia County Planning and Zoning approved the facility as presented above. The current Rural Residential zone of the property did not have to be changed. The Association was awarded a "Conditional Use" by the County. Conditional Use status is reviewed every two years by Valencia County to assure that the facility remains as originally proposed to operate.

The new fire station will improve the ISO rating for insurance coverage of properties in TG not currently covered by our sister station to the north. The new facility will be used for Tierra Grande community events. It will take a bit of time but we are moving forward. Fencing the property should be completed by mid-June. We are waiting on the lease agreement between the City of Rio Communities Fire Department and TGIA to be approved by the State Fire Marshal. We will keep you apprised along the way.

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 combinations to locks on gates to access certain areas in the Tierra Grande Open Space were changed effective April 1, 2022, due to trespassing, illegal hunting, and vandalism issues. 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 the 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.

Important note: For those of you who bring your dogs into the Open Space, keep them safe from harm by making sure they are on a leash. Do not allow your dogs to roam freely especially at this time of year when the baby Big Horn Sheep are being born. Representatives of NM Game & Fish and Big Horn Sheep Preservationists have the authority to shoot dogs that appear harmful to the Sheep. Also, it is against County law, to allow dogs to roam freely.

## What's Happening in Valencia County

Development continues throughout Valencia County. In this issue we feature the City of Rio Communities, the closest municipality to Tierra Grande. Rio Communities has accomplished a great deal in the short time it has been a municipality. The Council has received funding for improvements to City Hall, updated roads and street signs, cleaned up dumping, improved street lighting, as well as completing water storm drains. These efforts are ongoing. While there is much more to be accomplished, the City is working diligently to address citizen concerns. Thanks to a grant from the State of New Mexico, the City of Rio Communities Library is about to open and will include state of the art facilities. The development of public spaces such as parks is high on the planning list and, of course, public safety in Rio Communities is a top priority.

According to 2021 statistics released by the Valencia County 911 service provider, Rio Communities has one of the lowest crime rates for an incorporated area. Pecos Homes built several homes in the area near the Tierra Del Sol Golf Course / Country Club. Another developer will be bringing over 250 homes to the City off the Manzano Expressway. More rooftops attract businesses.

In preparation, the City has hired Ralph Mims, as its Economic Development Consultant. Ralph happens to be a Tierra Grande landowner. Ralph served for several years as the Economic Development Manager for the Village of Los Lunas. He was very successful in bringing big business to the Village, such as Niagara Water Bottling, FaceBook Data Center, and, now under construction, an Amazon Distribution Center. Housing developments sprang up as a result, along with ancillary businesses. Ralph says Rio Communities is poised for future economic and residential growth due to the City's close proximity to Albuquerque.

## SunZia Transmission Line

By the time you receive this newsletter, it is expected that the Bureau of Land Management will have released its decision regarding the route the SunZia Transmission line takes as it crosses through New Mexico to Arizona and beyond.

There were 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 NM Hwy 60. This decision will not be final. There will be another opportunity for property owners to protest the route.

To find out more, contact Adrian Garcia, at 505 954-2199 or email [agarcia@blm.gov](mailto: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](http://eplanning.blm.gov/eplanning-ui/project/2011785/510).

## 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.

# Happy 50th Anniversary and More to Our Loyal Members

Thank you to all who responded to the February 2022 article in the *Tierra Grande Tales N Trails* asking owners to contact us if they had owned their property for 50 years or more. What a wonderful response! What great stories you shared! The Board could not choose the top five members as originally proposed. The Board is recognizing each one of you.

Many of you who responded did not purchase your lots until 1973. The Association will recognize you in the June 2023 *Tales N Trails* edition so please don't think we forgot about you. If you purchased your Tierra Grande lot in 1972 or earlier, and have not shared your story with us, please email us your experience.

All 50th Anniversary members – in good standing (assessments paid) – will be awarded a \$50 credit to their Association account in September 2022.

## 1964 - Kenneth & Mary Lou Herbst – Saxonberg, PA

Kenneth shared that a Horizon salesman came to their home in 1964 and they put money down on the purchase of a lot. In 1964 they took a bus all the way to New Mexico to visit the property. While their dream of retiring here in New Mexico has changed due to family and other life events, they have never regretted keeping the property all these years. They plan to hold on to their Tierra Grande lot for years to come.

## 1966 - David Printz – Burr Ridge, ILL

David purchased his first Horizon lot in November 1966. Life events have taken him in other directions since his purchase, but he enjoys owning the property.

## 1966-1967 - Frances & Jeanette Bigan – Kaysville, UT

Frances was in the military stationed in England at the time Horizon was selling lots to the military, particularly those going overseas to Vietnam, as an investment for their future. Jeanette was born in Albuquerque and they thought that they might retire here. However, Frances stayed in the military and now is located near family. They plan to leave the property to their daughter.

## 1970 - Mary Riguzzi – Boyton Beach, FL

Richard, her husband, purchased their Tierra Grande lot in 1970. Now that Richard has passed, she may sell it.

## 1970-1971 - Augustino Capasso – Roseland, NJ

Augustino took a trip with a friend to visit Horizon properties in the area. He thought it was a great idea and thought perhaps one day he might retire here. Augustino was fortunate enough to work in a job he loved for 57 years! Now retired he enjoys being close to his family – life changes – perhaps he will schedule a vacation to the area soon.

## 1972 - Neil Hill – Myrtle Beach, SC

Neil had one of the more interesting introductions to Horizon and Tierra Grande. He purchased his lot from an advertisement on the back of a match book cover!

He and his wife Nancy (deceased) thought it was a great idea for the future to own some land out west. As with so many other stories, life events took them down different roads.

## 1972 - Irene Baxely – Bellerose, NY

Irene Baxely was 24 years old, married, with two toddlers, and did not have two dimes to rub together, but dreamed of having a place of their own and it seemed buying the land was a way to start. They were waiting for the land to be built up before they moved from New York. Over time the dream was lost along the way of life but they never wanted to give up the property. She plans to pass the land to her youngest daughter.

## 1972 - Francis Drake – Neenah, WI

Francis was in the military stationed at Fort Benning – when he came across a Horizon ad for land sales in New Mexico. When he was younger, his parents, also in the military, were stationed in Albuquerque and he had fond memories of the area and thought it would be nice to own some land here.

## 1972 – Henry & Vicki Fucci – Albuquerque, NM

Henry & Vicki responded to a sales flyer from Horizon. Horizon flew them into Albuquerque, put them up in a hotel for a week, and gave them the grand tour. They traded two lots in Paradise Hills for a Tierra Grande property.

## 1972 – Shirley Hayes – Peoria, AZ

Shirley purchased her Tierra Grande property from Horizon in 1972.

## 1972 – Timothy Holmes, Rio Rancho, NM

According to Tim, it all began in Wichita Falls, TX, in spring of 1972, with 10 Irish Setter pups who needed new homes! Tim was a student in technical school at Sheppard AFB at the time.

A local family responded to his ad and selected a pup. During the two weeks, until the pup was weaned, it came up that Tim's wife was from NM. Well, the man purchasing the pup mentioned he was a representative for Horizon Corporation and was marketing land for sale in NM, south of Albuquerque. Horizon was forecasting that it would be a bedroom commuter community to Albuquerque in the coming years.

Tim and family heard the presentation, discussed it, and decided to purchase property based on the idea that if their

# More Happy 50th Anniversary and More to Loyal Members

path in life changed and they did not retire in NM, they would have made an investment in real estate they might profit from at a future point in time.

*1972 – Ronald & Jan Lisowski, Chicago, IL*

Ron was a 1969 graduate of the Air Force Academy. After their marriage in early 1970, their first assignment was to Holloman AFB in Alamogordo. They grew to really love NM. Their two oldest sons were born here. The life style, culture and climate were wonderful.

They purchased the lot in hopes of someday settling here in retirement. However, after 41 years in the Air Force, plans changed. They now live in their hometown of Chicago. Family priorities preclude them from leaving the area. They hope to visit Tierra Grande in the coming year.

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## Sad News to Share

Passing of a Tierra Grande resident – Tim Cranmer, February 25, 2022, and former resident – Annie Stynen, February 6, 2022. Also sad to note that John Hoffman, long time landowner and Tierra Grande supporter left this earth January 17, 2022. Each will be missed.

## Camping On Your Tierra Grande Lot

Reminder that per the Protective Covenants no temporary structures are allowed on Tierra Grande lots unless there is a residence.

Recognizing that our owners live all across the Country and would like to visit their lots, the TGIA Board approved a process for obtaining a temporary variance to camp on a vacant lot for up to two weeks at a time with a 30 day break in between visits. Owners who wish to camp on their property MUST obtain a permission slip from the Association prior to camping on their lot or fees / fines may be incurred.

Please contact TGIA via email at [info@tierragrande.org](mailto:info@tierragrande.org) and provide your owner information and the dates you wish to camp on your property.

### *Fees & Fines for Architectural Control Enforcement and Lien Policies for Non-Payment*

In compliance with State of New Mexico House Bill 497 and Senate Bill 150 as they relate to Homeowner, Landowner and Planned Community Associations, the Tierra Grande Improvement Association has developed a schedule of fees and fines for Architectural Control services and enforcement of Protective Covenants as well as proposing lien policies for the collection of unpaid fees / fines / assessment dues.

The policies and fee / fines schedule can be found on the Tierra Grande web site: [www.tierragrande.org](http://www.tierragrande.org) under the headings of “Building in Tierra Grande” and “Covenants & Indentures.”

*1972 – June Peever, San Marcos, CA*

June purchased a lot from Horizon initially in Rio Del Oro. She traded that lot for one in Tierra Grande and has never regretted the decision. Tierra Grande is beautiful country. She appreciates the job that Tierra Grande is doing and how well we communicate with the members. She really enjoys the *Tales N Trails*.

*1972 – Roger Stahlak & Terence Tierney, Colorado Springs, CO*

Roger & Terence, long time friends, thought it would be a good idea to throw in together and purchase a Tierra Grande lot from Horizon.

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## Your Annual Assessment

IMPORTANT: As an owner of a lot in Tierra Grande – the Annual Assessment (Dues) is an Automatic Lien Upon the Property. Owners are obligated to pay the assessment annually.

Tierra Grande has a right, or more importantly, an obligation to the paying members of the association to make every effort to collect assessments from every Tierra Grande landowner. The lien / foreclosure guidelines were updated Sept. 7, 2021, to bring TGIA into compliance with new State Regulations regarding liens / foreclosures. Essentially three items required clarifying and / or updating:

1) Tightened up the number of years for which we must notify an owner of impending lien / foreclosure - TGIA has always done this.

2) Owners must be provided with a breakdown of fees / fines and an opportunity to negotiate these charges - again something TGIA has practiced.

3) Entities must take action within six years to file said lien and / or begin foreclosure proceedings – this is the primary change to TGIA guidelines. Those who have not made payment by January 1st following non-payment of Year Two assessments will be notified of impending lien / foreclosure proceedings.

TGIA Foreclosure and Lien Guidelines can be found on the web site: [www.TierraGrande.org](http://www.TierraGrande.org),

### Out of Towners –

### Do You Plan to Visit the TGIA Office?

TGIA office hours are at times a little unpredictable. If you plan to visit the area and would like to meet with us, please send an email with the date / time you will be in the area and we will do our best to accommodate your request.

## 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](http://tierragrande.org) under the "updates."

For those properties that have been in the catalog for more than five years – we will assume that the owners are no longer interested in selling the properties and they will be removed from the catalog by the end of the year unless the owner contacts us to reconfirm interest in selling the land. Assessments must be paid up-to-date on properties in For Sale By Owner or those properties will be removed from the catalog in January.

## Need Information?

Call TGIA if you need information about your Tierra Grande property or the Tierra Grande Improvement Association. You can contact Sue Moran, TGIA administrator, at 505 864-2345 or email [info@tierragrande.org](mailto:info@tierragrande.org).

## TGIA Resident Elected to Electric Co-Op Board

Congratulations to one of our own – Tierra Grande resident Ward McCartney has been elected to serve as your representative on the Socorro Electric Cooperative (SEC) Board of Trustees. SEC is the only electric power provider of Tierra Grande.

As soon as Ward has his email set up, he will forward his contact information. Ward looks forward to working with you to bring a higher level of representation and service to the constituents in SEC District I.

## Community Clean-Up Planned for Late June 2022

Thanks to the Keep New Mexico Beautiful Campaign and Jeannette Saiz, of the Valencia County Public Works Department, Tierra Grande hopes to be awarded an additional clean-up opportunity in June 2022. The participation and courtesy our Tierra Grande members bring to these events has not gone unnoticed. That is why TGIA continues to be approved for these events.

# 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.

CUT HERE

DO NOT USE STAPLES

SEAL THIS SIDE

CUT HERE

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

BUSINESS REPLY MAIL

FIRST-CLASS MAIL PERMIT NO. 1000, RIO COMMUNITIES, NM

POSTAGE WILL BE PAID BY THE ADDRESSEE

TIERRA GRANDE IMPROVEMENT ASSOCIATION

PO BOX 1388

RIO COMMUNITIES, NM 87002-1388

FOLD HERE

FOLD HERE

SEAL THIS SIDE

DO NOT USE STAPLES

SEAL THIS SIDE

DO NOT USE STAPLES

**TGIA ANNUAL MEETING**  
 JULY 16, 2022 11 AM  
**DEL RIO SENIOR CENTER**  
 351 RIO COMMUNITIES BLVD.  
 RIO COMMUNITIES NM

**TGIA Board**

- |   |   |
|---|---|
| <b>President - Jim Lardner</b><br>Business Owner / NM Travertine<br>Term expires 2023         | <b>Executive V.P. - Michael Sumner</b><br>Valencia County retired banker<br>Term Expires 2022 |
| <b>Treasurer - Judi Magnussen</b><br>Tierra Grande resident<br>Term expires 2024              | <b>Secretary - Rhonda Davis</b><br>VP / Banker<br>Term expires 2025                           |
| <b>Director Trenten Moore</b><br>CNM Instructor / Tierra Grande resident<br>Term expires 2026 |   |
| <i>Administrator – Sue Moran</i>  |   |
| <i>Assistant Administrator – Janie Earthman</i>   |   |
| <i>Staff Assistant – Leighann Self</i>  |   |
| <i>Maintenance – Mark Earthman</i>  |   |
| <i>IT/Operations – Ron Robbins</i>  |   |
| <i>Newsletter Editor – Sandy Schauer</i>  |   |
| <i>Accountant -- George Hobbes</i>  |   |

**TGIA**  
Staff

**ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD**  
**SATURDAY, JULY 16, 2022, AT 11:00 a.m.**  
 Board of Directors and Staff will convene at the Del Rio Senior Center  
 351 Rio Communities Blvd., 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, Janie Earthman, and Leighann Self 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: \_\_\_\_\_, 2022

**BALLOT and/or ABSENTEE BALLOT**

Please sign and return ballot so that it is received by Friday, July 15, 2022. 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 16, 2022, 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: MICHAEL SUMNER \_\_\_\_\_
- 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: \_\_\_\_\_