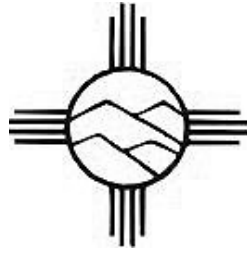


Tierra Grande Tales 'n' Trails

October 2022



Tierra
Grande
Improvement
Association

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

TGIA Annual Meeting Informs

TGIA President Jim Lardner opened the July 16 2022, annual meeting by stating he has served on the TG Board since 2018 and has been a TG landowner for over 20 years. Mr. Lardner noted that he has served on several non-profit boards both local and national. The staff at TGIA is the best he has had the honor to work with. He recognized each TG staff member and the contributions they have made to the success of the organization.

Special recognition went to Janie (33 years) and Mark Earthman (7 years), employees of Tierra Grande who are retiring. Sandy Schauer, Tales N Trails newsletter editor for over 30 years, was also recognized.

Lardner stated that the Board of Directors has served diligently as good stewards of the duties to the members of TG. The Board's purpose is to serve the members. It is not always easy and to some, may not seem apparent, but with over 2,500 members, 5,200 lots, over 80,000 acres of land, the staff and directors do a wonderful job.

Last year TG implemented a grant program to help members with extending electrical service. This year the board approved two new grant programs: Road Assistance and Alternative Energy / Water Conservation.

TG had several new regulations to deal with. The New Mexico Senate bill related to homeowner-landowner-planned unit associations, allowing alternative dispute resolution, adding penalties, and broadening the applicability of Associations Act 497.

The Healthy Workplace Act passed by the State of New Mexico this year required TG to review and amend employee policies.

Over the past year the Western Spirit Transmission line has been completed in Socorro and Valencia counties running through TG's open space area and parts of the TG community. TGIA is now negotiating with SunZia, another transmission line that will cross over TG owned and controlled properties. Revenues from the easements help our community. The TG board is building a community structure that includes a fire station, the TG office, and a community center. It is hoped the

structure will be built and running in the next 24 months.

In the last 12 months, TG has had two particularly important legal decisions; the courts have affirmed our right to foreclose on properties that have unpaid assessments and a legal decision in a foreclosure case that reaffirmed TG's liens by reason of a Notice of Association recorded in 2014.

Unfortunately, 20% of our landowners are in arrears with their yearly assessments. These past due assessments are the result of many things. Two items questioned TGIA's authority to collect assessed dues via the Protective Covenants. In each case, Court decisions cemented TGIA's authority to not only charge and collect assessment dues, but to place a lien and/or foreclosure.

The State of NM through the HOA law has also put limits on the collection of unpaid assessments. The new law limits an HOA from collecting amounts over five years and 364 days past due so TG will be stepping up foreclosure activities.

Every year TG mails out close to 150 new member packets. The association staff works closely with Valencia and Socorro County authorities to track owners and update addresses.

TG owns and oversees more than 14,000 acres of pristine open space which is beautiful and undisturbed. With the help of members and stewards who are looking out for this beautiful piece of property we can all enjoy it far into the future.

TG has been a vital and important part of Valencia and Socorro Counties for over 49 years. With the support of our community, TG will continue well into the future.

Lardner thanked the Board of Directors for all their challenging work. Board members, elected by the members, are dedicated to keeping TG moving in the right direction.

Lardner thanked the members of TG for their continued support. It is a beautiful area to live and raise a family. He is proud to be a part of the TG family.

TGIA Election Results

George Hobbes reported the election results:

- 119 Ballots cast of which one was spoiled.
- There being no other candidates, Michael Sumner was reelected to the TGIA Board of Directors.

2022 TGIA TREASURER'S REPORT

TIERRA GRANDE IMPROVEMENT ASSOCIATION, INC.
SOURCE OF FUNDS

	PROPOSED BUDGET 2021	CASH BASIS Actual 2021
INCOME		
TOTAL ASSESSMENTS	173,989	201,338
TOTAL C.D. & MM INTEREST	4,000	6,957
<i>Interest - Delinquent Accounts</i>	4,500	2,919
<i>Tower Site Rental</i>	1,800	1,800
<i>Royalty Leases (Grazing)</i>	1,450	1,200
<i>Easements / Other</i>	100,000	100,000
<i>Misc Income(land sales, TTF, PPF)</i>	4,000	7,988
<i>Foreclosure / Lot Sale Expense Recovered</i>	15,000	19,851
<i>General Attorney Fees & Other Exp Recovered</i>	10,000	12,247
<i>Donated Land</i>	2,000	0
TOTAL PROJECTED REVENUE	\$316,739	\$354,300
EXPENSE		
A. SALARIES	63,160	64,543
B. RENT/UTILITIES	9,250	9,527
C. GENERAL OFFICE	24,200	21,556
D. INSURANCE	15,320	12,992
E. PROFESSIONAL	18,163	17,601
F. LAND TAXES	10,850	913
G. MISCELLANEOUS	8,000	2,928
H. PROMOTIONALS	3,200	1,052
I. MAINTENANCE	2,250	575
General Operating Expense Total	\$154,393	\$131,687
NON-BUDGET ITEMS		
PHASE I NEW TGIA FIRE STATION/CENTER	100,000	7,973
POWER LINE ASSISTANCE POLICY	10,000	4,819
ROAD ASSISTANCE POLICY	10,000	0
EROSION CONTROL - RIP RAP PROJECT	10,000	0
FORECLOSURES - Recoverable	23,500	2,361
TOTAL EXPENSES	\$307,893	\$146,840
REVENUE LESS EXPENSE	8,846	207,460
LIQUID ASSETS		
Operating Checking	50,000	145,665
Money Market Open Space	12,000	11,135
Money Market - Special Projects	125,000	168,800
CD's	804,000	692,400
Impress Account	1,500	1,500
Petty Cash	150	150
TOTAL CASH	\$992,650	\$1,019,650
FIXED ASSETS		
TOTAL PROPERTY & EQUIPMENT	\$350,893	\$380,350

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.

Two Different Bills, Two Different Payments

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

- One bill is for the TGIA assessed dues 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. Payments should be sent to two different organizations.

TGIA assessed dues statements are mailed the first week in October and are to be paid by December 31.

The assessed dues are mandatory as part of the protective covenants and are tied to the land. This revenue funds the day-to-day-operations of TGIA.

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.

TGIA Treasurer Makes Report

TGIA Treasurer Judi Magnussen presented financial information at the 2022 TGIA annual meeting, but she opened by saying, "I LOVE living in Tierra Grande. Awakening to brilliant Venus rising over the Manzanos, with the moon setting in the West. Sunshine and bird song. Who could ask for anything more?"

She pointed out "These past few years have been a challenge in acclimating to change. When the Tierra Grande Improvement Association was formed, the by-laws and covenants mandated that TGIA adopt and publish rules and other charges referred to in the governing documents, and preserve our precious Open Space.

Assessed Dues Receivable of over \$200,000 demonstrate that the majority of the members continue to pay their assessed dues which enables us to maintain our oversight.

TGIA has no long-term payables. The short-term payables are month-to-month payroll, taxes, and billings for services. Expenses are kept to a minimum and always within budget while bills are paid promptly.

The Financial Statement of Activities reflects the Board's successful negotiations with Western Spirit and SunZia Corporations allowing rights-of-way and installation of transmission lines that will not threaten the well-being and investment members make in their property.

Tierra Grande is now able to plan for construction of an Office - Fire Station - Member Activity Center. Qualifying applicants can apply for grants for electricity, eligible road improvements, energy, and water conservation.

We have instituted a HIGHLY informative and frequently updated website where anyone can learn more about every aspect of TGIA: www.tierragrande.org

Annual Financial Review for 2021

Auditor Lee Baldwin reported on TGIA's 2021 Annual Financial Review at the annual meeting. He noted that there were no findings.

There were two transactions of note: 1) New State Law requires that outstanding account balances past due over 5 years & 364 days must be written off. This resulted in a write off around \$84,000 in unpaid assessments and interest. 2) State Law requires that bids on foreclosure properties over the minimum opening bid must be turned over to the State. TG turned over \$33,000 in excess bids to the State. Mr. Baldwin recognized that TG is fiscally conservative, maintains excellent records and works hard to follow State and Federal law changes.

Saying Goodbye to Good Friends and Wishing Them Well in the Future

It is hard for me to write this article to let you know that it is time to say goodbye to two people who have represented you well over the years.

They were my co-workers and friends. Janie Earthman has served as your Assistant Administrator for over 33 years and her husband Mark Earthman has been the Open Space and Grounds Maintenance provider for over 7 years.

Never have they not come through for you or me. Never has a difficult request been turned down. You understand how hard it is to say goodbye to those who have come to mean so much to us – so we won't. Let us say, we wish them the best in their future endeavors and know that we will stay in touch in the coming years.

We thank them both so very much for the care they have shown in their support of you, the members, and TGIA.

Note About Architectural Control

The TGIA Office received a very nice note from a TG resident in response to a TG Architectural Control inquiry. It a message worth sharing.

"Thank you for bringing this matter to our attention and for your stewardship of Tierra Grande and its protective covenants. We very much respect the quality of life that these covenants are designed to ensure and perpetuate. The care of Tierra Grande property by both TGIA and its residents is a significant contributing factor to our choice of places to call home."

Change of Address

It is important to keep your mailing address up to date since we at TG spend a lot of time searching for owners.

Our governing documents only require we research bad addresses five times before we stop mailings. This is a lengthy and costly process. More importantly, we want you to be aware that the State and County policy regarding property tax documents is: they are only billed once a year and delinquent tax bills once a year.

Their policy for returned mail due to "no one at this address", "deceased" or "undeliverable as address", are documented and the tax bills are NOT mailed again. This significantly increases your chance of additional fees added to your property taxes, which are non-negotiable.

Recognizing Long Time Residents

41 Years -- 1981: Bill Martin
37 Years – 1985: Angela Blasi
34 Years – 1988: Clayton Self
32 Years – 1990: Margaret Giangrossi & Vincent Giangrossi, Judi Magnussen, David Reid
31 Years – 1991: Jay & Jodie Gardner
30 Years – 1992: Mike Scott
28 Years – 1994: Carol Claus, David & Marianne Holmes, Sara Miller, Albino Tafoya
27 Years – 1995: Mary Bereyl, Lori Nolan, Joe & Virginia Smiel
26 Years – 1996: Martin & Sandra Sisneros, Chester & Betty Smith
25 Years – 1997: Mike Wooley & Melody Brooks
24 Years -- 1998: Walter & Karen Florence, Danny & Denise Self, Mary Jo Sigmon
23 Years -- 1999 Aileen Littlejohn
Rebecca & Dave Fergusson
22 Years 2000 -- Leonard & Lydia Castillo
Rich & Carol Palmer David & Xiomara Wright
21 Years 2001--Beatrice Aragon
Wesley & Tabitha Miller
20 years 2002
John E Best Richard H & Pamela J Rast
Michael P & Deborah Y Steininger
Jerry C & Lou S Trujillo Marte Mazzone Twinn
Kelly & Cynthia Whiteacre

Lots For Sale By Owner Catalog

Approximately 90 lots are available in the For Sale by Owner catalogue. Only members who are up to date with their assessment dues 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.

Properties that have been in the catalog beginning in 2016 through 2018 will be removed from the catalog in January 2022 unless TGIA hears from the owners that they are still interested in offering the property for sale by owner by December 31, 2022

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.

5 Years Board Goals for 2017-2022 Achieved and Ongoing

The TGIA Board has worked hard to support the membership by constantly being in compliance with the latest rules / laws / regulations and improving service to TG members.

The Goals for 2022 – 2027 once approved by the Board of Directors will be available on the Tierra Grande website by the end of 2022 under “Updates” and a copy will be included in the February edition of the Tales N Trails.

1. *Public Relations / Promote / Develop Value of TGIA*

- Continue to Develop the Architectural Control Committee (Achieved 08/19)
- Continue to Promote / Protect the Open Space
- Revise / Update Web Site & Brochures (Achieved 01/20)
- Evaluate Building: Fire Station / Community Room / Office / Grounds (In Process)
- Evaluate Additional Internet Tower in TG (In Process)
- Continue to Work with Valencia County to Maintain Roads
- Continue to Develop a Positive Relationship with Members & Associates

2. *Tierra Grande Policies/Procedures*

- Develop a Consolidated Instruction Book of Office Procedures/Policies (In Process)
- Implement Off Highway Vehicle Policy for the Open Space (Achieved 07/17)
- Implement Lien Policy for Properties with Structures that are in Arrears on Assessments (Achieved 07/17)
- Develop and Implement Best Practices Related to Foreclosing on Vacant Lots (Achieved 07/20)
- Develop and Implement Architectural Control Committee Policy and Procedures including Establishing Fees & Fines for Covenant (Achieved 04/20)
- Develop and Implement Best Practices as related to NM State HOA Act 497 (Achieved 2019)
- Change Language in Foreclosure Orders to Reflect Future Over Bids will be Deposited Directly to the Courts by the Special Master (Achieved 2019)
- Transfer Overage Account Funds to Courts (Achieved 2021)
- Develop Policy / Practice to Off-set Cost of Extension of Power Lines to Support Owners Building (Achieved 2020)
- Develop Policy / Practice to Off-set cost of Road Improvements on certain roads to Support Owners Building (Achieved 2021)
- Develop Policy / Practice to Off-set cost to encourage energy efficiency, water conservation and environmentally friendly options to Support Residents Improving their properties in Tierra Grande (Achieved 2021)

3. *Develop Alternate Sources of Income*

- Continue to Sell Lots Owned by TGIA

4. *Monitor Costs to Assure Income Covers Expense*

- Continue to Review Expense Lines Regularly
- Evaluate Raising Assessments Every Three (3) Years Beginning with Year 2020

5. *Maximize Billing*

- Continue Foreclosure Process
- Continue to Keep Up to Date on Change of Ownership
- Continue to Keep Up to Date on Subsequent Developer

Update: Tierra Grande Architectural Control Committee

Approvals Issued Year End 2021:

Natural Burial Cemetery – Pole Barn – Unit 19
Tenley – Residence / Garage – Unit 20

Approvals Issued To Date: 2022

Vasseur – Residence – Unit 1
Petre – Residence – Unit 3
Gaddie / Richardson – 2 Outbuildings – Unit 3
Howe – 2 Outbuildings – Unit 13
Fuller / Allison – Residence & Outbuilding – Unit 22
Robbins – Solar Panels – Unit 22

Welcome to Your New Neighbors 2021

Unit 1 – Wilbur – Mora Dr. Vasseur - Encargo Dr.
Unit 13 – Reid – Mallette Dr. McGill – Palta Cir.
Unit 20 – Tenley – Diablo Dr.

Welcome to Your New Neighbors 2022

Unit 13 – Gruca – Mallette Dr. Barnett – Tara Lp
Unit 14 – Jenkins – Recato Lp. George – Manzanita Dr.
Unit 22 – Fuller/Allison – Obra Cir.

TG Community Clean-up

Once again, Tierra Grande qualified for dumpsters under the Valencia County Keep New Mexico Beautiful program.

Four dumpsters were delivered to TG in June. Many residents and members took advantage of the opportunity to remove waste from their home and yards. Hopefully TG will qualify for dumpsters again in October 2022.

Meeting Prize Winners

During the July annual meeting Michael Sumner and Rhonda Davis, TGIA Board Directors, drew the names of the winners of door prizes. Winners of door prizes and donors:

- 50th Anniversary - Tim Holmes - (handmade blanket donated by Holly Woelber)
- Voter in board member election – Angela Blasi – (handmade ladybug trivet by David Venenga)
- Voter – Carol Claus – (handmade serape donated by Holly Woelber)
- Voter - Aileen Littlejohn – (handmade bread knife donated by Ros Barnes)
- Voter – Robert Binkley – (book of animals of NM & a leather journal donated by Kim Pravda)
- Voter – George & Theresa Hamilton (handmade jacket donated by Holly Woelber)
- Voter – Saputo Family – (handmade photo album of animals in TG Open Space donated by Kim Pravda)
- Attendees – five (5) door prizes were awarded to ticket holders who were in attendance. Items donated by Marte Twinn, Val & Wayne Smith, and Ventura Garcia.

Thank you From Administrator

If feels that we have begun anew in 2022. With your support TGIA has weathered through the various restrictions and changes imposed upon this nation with a firmer commitment to you, our members.

The Association is working hard to bring you a new fire station, community center and to relocate the TG office within the TG Community. The Board of Director's has developed various grants to help our owners offset some of the costs associated with building a home in TG in the belief that these actions will bring value to undeveloped lots as well.

We pledge to continue to stay true to our Mission to protect the Open Space, enforce the Protective Covenants, and provide you with the best customer service possible. We wish you the very best in 2023. Thank you sincerely for your continued support of the TG Community.

Sue Moran TGIA Administrator

New Tierra Grande Fire Station

The architectural drawings and maps of the proposed Tierra Grande Fire Station, Community Center and Office to be located at 19 Estada Drive in the middle of the Tierra Grande Community can be found on the Tierra Grande web site: www.tierragrande.org under “updates.”

We hope to develop the rear of the property in the future for community and member usage as decided by our members. Once fully operational this fire station will cover a majority of the Tierra Grande community which will reduce the cost of homeowners insurance and we believe will help attract future development to the area.

Currently we are waiting for the State Fire Marshall to approve the site plan and a lease with the City of Rio Communities Fire Department who will operate the fire station. Please monitor the “updates” page of our website which will be updated as information becomes available and efforts move forward.

Roads In Tierra Grande

Tierra Grande does NOT develop or maintain roads in the community. The Association does not have the funds to cover the cost of road maintenance. If road maintenance were TGIA's responsibility, assessments would have to increase significantly to cover that expense.

If your property is located in Valencia County most main roads have been accepted by Valencia County for maintenance. Unfortunately, Socorro County will not maintain any roads. It is up to the individual land owner to improve the road to their property in such circumstances.

The Board of Directors has created a “grant” to help owners who improve access to their TG property offset some cost. The grant and application can be found on the Tierra Grande website www.tierragrande.org under “building in Tierra Grande.”

More Happy 50th Anniversary and More to Loyal Members

1963 – Bill & Marie Munson – River Edge, New Jersey

I am a Brooklyn boy who married a N.C. girl. We live in NJ right across the Hudson river from NYC.

Shortly after our marriage ('63) we were visited by the Horizon salesman. After buying the land we were surprised by the FTC investigation but it did give us a reduction in cost. We were curious about the land so we planned a trip west, first to the land then to my sister's in Mesa, AZ and then on to Las Vegas where my wife had a convention of auditors to attend. That was in 1980.

When we arrived at the Horizon office in Belen we told the salesman that "we were from NJ and we wanted to see our land." Well, I thought he was going to drop dead on the spot. We didn't know why but we suspected he thought we would be in for a letdown.

When we reached the wooden archway welcoming us to Tierra Grande we kinda laughed at that simple structure surrounded by a vast area of land. We walked our land (we had a map) and went to the southwest corner and turned around, I stood a few feet away with my arms outstretched and my wife snapped a photo of that vast land and those beautiful mountains. I recall there was a large herd of cattle out northeast of us at the base of the mountain. In fact, we found a steer skull on our land. It's still in our closet. There were probably no more than 5 buildings in the whole view.

Nothing like here where there are NO vacant lots to be had. So to you who are there, enjoy it! We thought the air quality was an 11 on a scale of 10 with beautiful blue skies. WOW. If I could move my whole family I'd consider moving but that seems very improbable.

1972 – Peter & Helene Schaefer -

Nora Ferraz de Campos – Oakland TWP, Michigan

The Schaefers purchased a lot from Horizon in 1972. Mrs. Schaeffer, now 101 years old, and her daughter remember how much her family with five children enjoyed the ride from New York to New Mexico. The property has been deeded to her daughter Nora who loved the area and dreams of building a home in the TG community.

Little Free Library 8th Year Anniversary

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

Watch for TGIA Website Updates

Many improvements to the TGIA web site are planned in the coming months. There you will find copies of previous newsletters, meeting minutes, updates, and various other documents. We hope to include a search feature to make it easier to find documents.

TGIA Board of Directors

Officers for the Period of
July 2022 – June 2023
Annual Meeting – Election of
a Director was held on
Saturday, July 16, 2022
Election of Officers was
held on July 27, 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 2027

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 Appointments
to Committees
For July 2022 – June 2023

Architectural Control Committee
Chair – Judi Magnussen
Members
Carol Claus – Sue Moran
Michael Hunt - Kimberly Pravda
All Members Are Residents

Open Space Steward
Kimberly Pravda

Fire Station Committee
Chair – Trenten Moore
Members
Administrator - Sue Moran
City of RC Fire Chief – Andrew Tabet
Carol Claus - Noman Khushafa
Most Members Are Residents
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.