

# Tierra Grande Tales 'n' Trails

JUNE 2023

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 2023 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 15, 2023, beginning at 11:00 a.m. Mountain Time.

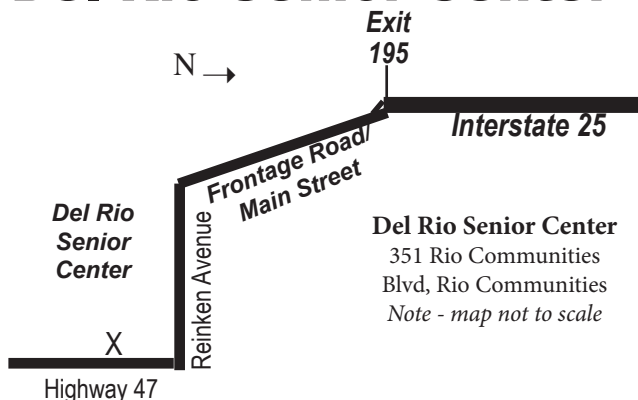
Documents relating to the Annual Meeting will be available on the Tierra Grande web page: [www.TierraGrande.org](http://www.TierraGrande.org). Click on "Member Meetings" The following business will be transacted:

- Closure of Balloting
- Board President addresses members
- Survey Results
- Community Center/Fire Station/Office
- Transmission Lines in Tierra Grande
- Treasurer's Report
- 2022 Annual Financial Review
- Administrator's Report
- Grants
- Commissioner, Valencia Co District III
- Door Prizes
- Election Results

Q&A from Members – three minutes per member to address the Board

- Meeting Adjourned

## A Very Simple Map to Del Rio Senior Center



## The TGIA Board

The TGIA Board has, for more than 50 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 JIM LARDNER

TGIA did not receive any applications to run for a position on the TGIA Board. The director whose five-year term is up is Jim Lardner.

• Jim Lardner is president of New Mexico Travertine, Inc., in Belen in charge of all production, sales and responsibilities involved in running a \$3.5 million company with 30 employees.

• Served as past president Belen Rotary Club, Allied Stone Industries and Habitat for Humanity Valencia County as well as former commissioner on the City of Belen Planning and Zoning Commission

• Current President of Tierra Grande Board of Directors. serving since February of 2018 when he was appointed to fill the position vacated by a director. The members elected Mr. Lardner to a five year term in June of 2018.

• He has held positions of director, secretary and president. He is dedicated to assuring Tierra Grande is true to its mission to protect the integrity and secure the future of Tierra Grande.

- Married to Daphne Lardner; three children.



Tim Lardner

## Open Space Access

The combinations to locks on gates to access certain areas in the Tierra Grande Open Space were changed effective March 1, 2023, 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. 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 of TGIA members in good standing (paid). Your annual dues pay for the insurance, improvements, maintenance, repairs and property taxes for the Open Space. 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 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.

# Happy 50th Anniversary and More to Our Loyal Members

Happy 50th Anniversary and More to Our Loyal Members,

Thank you to all who responded to the request to contact TGIA if they had owned their TGIA property for 50 years or more. An amazing response! To some who purchased their property in 1974 and later --TGIA will recognize you in June of the 50th year in which you purchased the lot.

If you purchased prior to 1973 and have not yet submitted your story, please email your experience. 50th anniversary members in good standing (assessments paid) – who notified TGIA - will be awarded a \$50 credit to their Association account in September 2023.

*1970 - John & Jacqueline Oaks – Burr Ridge, IL*

Parents purchased in 1970 and deeded the land to them.

*1972 – Shirley Hayes Pfeiffer – Peoria AZ*

Purchased from Horizon.

*1973 – Warren & Linda Berkman – Mt. Juliet, TN*

Purchased from Horizon

*1973 – Robert & Ramon Billhimer – Midland, TX*

Horizon salesman was a neighbor in El Paso, TX, for 2 days we ate donuts and drank coffee. Visited the Burris Ranch. Decided to purchase. He retired from the FBI, is transferring the property to his son.

*1973 – Jim & Nancy Burch – Madison, AL*

Purchased from Horizon, Retired US Army, will be transferring property to his son.

*1973 – Mona Antinora & Tariq Elsaddy – Kendall Park, NJ*

Parents purchased from Horizon for retirement. Mother really likes the NM climate. Life events prevented them from this dream so they deeded the land to their children.

*1973 – Louis Filo, III – Pottstown, PA*

Originally purchased land from Horizon in another community while still in school thinking it was going to be a great investment. In 1973 he traded up for a property in Tierra Grande. Never had the opportunity to visit the lot. He will pass it on to his children or grandchildren.

*1973 – Creighton Fujii – Lihue, HI*

Purchased from Horizon.

*1973 – Stephen Goettler – Port Charlotte, FL*

Purchased from Horizon.

*1973 – Beatrice Jackson – Brooklyn, NY*

Purchased from Horizon

*1973 – John & Elaine Joppek – Portage, IN*

Was in school – really had no business purchasing the property but the salesman was a friend of a friend and very convincing. Thought it a good investment. Keeping it out of principle. Will pass it on to his children.

*1973 – Katie Maycock-Polk – Jacksonville, FL*

Was 27 years old in 1973. She and her husband purchased from Horizon. Wanted to retire here but life events, her job and going back to school at 62 made her realize where her home and heart is.

*1973 – Geraldine McGurk – Pompton Plains, NJ*

Both brothers worked for Horizon promoting the planned communities. Even as a young person it sounded like a great investment for the future, so she purchased and made payments over the years. When Geraldine married in 1976 she and her husband talked about retiring to NM. He passed away in 2014.

Geraldine is still working full time as a personal sports and fitness trainer. Not sure when and where she will retire. she looks forward to visiting the area as she has never seen her land. Geraldine has enjoyed reading the TGIA newsletters and keeping up with everything going on. Her only daughter lives in Arizona so Geraldine might make a side trip out Tierra Grande way. Geraldine would like to meet the residents of TG.

*1973 – Philip & Noreen Meyer – Lutz, FL*

Noreen and her husband Philip purchased a lot in Unit 1 of Tierra Grande as an investment and also to maybe one day move out west and build a home but those plans changed. Noreen appreciates TG's recognition of long time members in good standing.

*1973 – William & Ruth Nemeth – Charlotte, NC*

Newly married, the couple moved to Columbus, Ohio, in 1971. Bill worked for United Moving and Storage. One of Bill's co-workers – Don - had a part-time job selling for Horizon. Ruth can remember when Don came to their tiny little apartment and he and Bill sat at the breakfast table and talked. This was the spring of 1973. Ruth just had their son and she rocked him back and forth as Bill & Don talked and the purchase was made. It was not until 1995, some 22 years later, that Ruth and William flew out to see their five acres. They found the Manzano Mountains stunning. Now in their late 70's they live in Charlotte, NC. Ruth and William promised to hold on to the TG land for their son.

# Happy 50th Anniversary and More to Our Loyal Members

*1973 – Philip & Donna Rosenheim – Silver Spring, MD*

Philip purchased the land at age 25 as an investment. He continues to hold on to this property “under the delusion that it will eventually increase in value and will be marketable.” He states he is quickly running out of time, but maybe his grandchildren will benefit from his investment someday. The good fortune of this acquisition is that he met his wife to be – on a property visitation charter with Horizon. They have been married now for 47 blissful years!

*1973 – Bayliss & Scott Ryan – Meyersville, MD*

Scott became interested in land investment while a high school senior. He and his father decided to purchase a lot in TG through a local Horizon salesman who was advertising in the Northern Virginia area. The original strategy was to either hold on to the property for a few years and then sell and use the proceeds to buy property closer to Albuquerque; or keep the property to build a retirement home. Scott’s careers have kept him primarily on the East Coast. Scott and his wife Debbi plan to pass the property to their two children.

*1973 – Chris & Lynn Saltzman – Scottsdale, AZ*

While living in Las Vegas, NV, Chris & Lynn purchased their TG lot from a Horizon door-to-door salesman. They liked the pretty pictures. They plan to pass the land to their son.

*1973 – Theodore Schaner – Carolina Shores, NC*

Originally purchased properties from Horizon in Rio del Oro and Rio Grande Estates. He later traded these lots for a Tierra Grande property. He is happy with his decision.

*1973 – Jeffrey & Linda Smith – Austin, TX*

Purchased from Horizon.

## 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).

## Community Clean-Up

### Planned for the Fall of 2023

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 the Fall of 2023. 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.

*1973 – Robert & Priscilla Smith – Conover, NC*

Purchased from Horizon.

*1973 – Norman & Donna Tetter – Boonsboro, MD*

Norman & Donna purchased in TG when a Horizon representative came to their home and presented TG as a future thriving community with planned residential areas as well as commercial areas and open spaces with beautiful views of the Manzano Mountains. Their reason to purchase was mainly for a long-time investment since they hoped TG would develop into a prosperous community as the representative proposed. Someday they hope to be physically present at an annual meeting.

*1973 – Stephen & Patricia Von Haden – Virginia Beach, VA*

In 1973 a Horizon representative visited them. Stephen was from Little Creek, VA, and serving in the Navy but his wife was from northern AZ, so she knew the NM area. They purchased a lot. In 1975 he was transferred to Spain, upon returning they visited the area and purchased another lot. Life has got in their way. They retired to Virginia.

*1973 – Clella Wells (Estep) – Jones, OK*

Early on, Clella purchased 2 smaller lots from Horizon, she later traded those lots for a Tierra Grande property.

*1973 – Lillian Williams – Sarasota, FL*

Purchased from Horizon

*1973 – Jeffrey & Linda Witherel – Woodbridge, VA*

A Horizon agent came to their apartment in Laurel, MD when Jeffrey & Linda first arrived at Ft. Meade, MD. The agent explained the TG development and its potential growth. Jeffrey & Linda figured it looked like a safe long-term investment and a location they might consider for retirement. They have held on to it for the past 50 years because they saw no need to sell it.

## 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 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.

# Fire Station/Community Center/Office Update

The Tierra Grande Board of Directors has explored the possibility of building another fire station in the community to help improve the ISO (homeowner's fire insurance rating) for those properties that are outside of the five-mile radius of the current fire station.

When this project began – prior to the COVID pandemic – it was a simple process, and the board and administration were positive of its success. Over the course of time, new regulations were imposed by two different leadership changes at the State Fire Marshall's office.

Now a minimum number of homes are required, as well as a minimum number of volunteers needed to “man” the station – twelve. And oddly enough, a minimum number of fires had to have occurred in recent years. Medical responses do not count.

If the project proceeds, the ISO rating for the new station would begin at a ten – the worst rating possible. This rating would adversely impact the surrounding communities for a minimum of three years. However, we are still waiting for the final report to be released from the State Fire Marshall's office before a decision is made by the Board of Directors to continue or change course.

## *TGIA Grants*

In recent years the TGIA Board has developed various grants to help landowners and residents alike.

- Grants for road improvements on roads that are not on County maintenance lists. Road grant requests can be expanded to include culverts and street signs,
- Grants for road-side power line extensions which helps other properties along the way and encourages development of surrounding properties.
- Grants for water and power conservation, such as rain-water catchment systems, solar panels, low flow toilets, grey water systems, wind turbines, etc., which help the overall environment and reduce the drain on our existing electric power grid.

## **Ballot and Survey**

**Please review this newsletter relating to the Election Ballot for a Director AND a Survey. This is your opportunity to have a vote and a voice in the direction of Tierra Grande. Members in good standing (paid) will receive a \$25 credit to their account if their survey is returned by July 1, 2023.**

# *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 have been updated to bring TGIA into compliance with New Mexico House Bill 179 which is effective June 16, 2023, The change is that lien holders are required to provide a copy of the recorded lien to applicable parties within fifteen days of the date of the lien being recorded with the County Clerk,

## **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.

## **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 zoned 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. TGIA Website Updates (TierraGrande.org)

### *TGIA Website Changes*

Thanks to suggestions received from you, our members, TGIA has implemented the following changes to our website: There is now a “Search Bar” below our heading on every page and across from the search bar is a “Pay Bill” button to make it easier to find the credit card payment portal. TGIA will continue to update our website to make information easier to find and more legible. As always, we welcome your feedback.

# Tierra Grande

Improvement Association

PO Box 1388

Rio Communities, New Mexico 87002-1388

## TGIA ANNUAL MEETING

JULY 15, 2023 11 AM

## DEL RIO SENIOR CENTER

351 RIO COMMUNITIES BLVD.

RIO COMMUNITIES NM

### TGIA Board

**President - Jim Lardner**

Business Owner / NM Travertine

Term expires 2023

**Treasurer - Judi Magnussen**

Tierra Grande resident

Term expires 2024

**Executive V.P. -**

**Michael Sumner**

Valencia County retired banker

Term Expires 2027

**Secretary - Rhonda Davis**

VP / Banker

Term expires 2025

**Director Trenten Moore**

CNM Instructor / Tierra Grande resident

Term expires 2026

*Administrator – Sue Moran*

*Assistant Administrator --*

*Leighann Self*

*IT/Operations – Ron Robbins*

*Newsletter Editor – Sandy Schauer*

*Accountant -- George Hobbes*

### TGIA Staff

#### ANNUAL MEETING OF THE MEMBERSHIP TO BE HELD

**SATURDAY, JULY 15, 2023, 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, Ron Robbins and Leighann Self each of them, as proxy agents with full power of substitution and with discretionary authority 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.**

#### BALLOT and/or ABSENTEE BALLOT

Please sign and return ballot so that it is received by Friday, July 14, 2023. 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 15, 2023, 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.

FOR: JIM LARDNER

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: \_\_\_\_\_

# SURVEY

## Preserving and Improving Our Community

Dear Members

The Tierra Grande Board would like to hear your suggestions for ways to promote and improve the Tierra Grande community. Please keep in mind that Tierra Grande is NOT a developer. TGIA cannot take on activities that are normally associated with a developer / municipality or the association would lose its tax-exempt status. The IRS ruling limits TGIA in many ways. TGIA is allowed to contribute funds for the greater good of the community.

The TGIA board and administration are looking to you to help promote the Tierra Grande community.

Circle Yes or No

• If a fire station is not feasible, explore the possibility of moving Tierra Grande office and community room closer to the Tierra Grande main entrance at Mallette & Hwy 47. **Yes / No**

• Increase the funding for current grants? **Yes / No**  
Add additional grants for \_\_\_\_\_

• Create water supplies (tanks) at strategic areas in Tierra Grande for use by the fire department to fight home and wildland fires **Yes/No**

• Partner with an internet provider to provide cost effective, quality internet in the community **Yes /No**

• Create new brochure showing the benefits of moving to the community **Yes /No**

• Update promotional video **Yes /No**

• Enhance the TGIA website by \_\_\_\_\_

• Meet local realtors to promote TGIA **Yes /No**

Other Comments & Suggestions \_\_\_\_\_

**Members in Good Standing (Paid) who respond by July 1, 2023, will receive a \$25 credit to their TGIA account**

**Fill out the ballot ON THE OTHER SIDE and the survey BELOW. FOLD on the dotted lines. FOLD so the Tierra Grande address is facing out. Seal (no staples) and mail. No stamp necessary. Postage is PRE-PAID.**

# TGIA Annual Meeting Ballot AND Survey

FOLD #1 ABOVE THE DOTTED LINE

FOLD #1 ABOVE THE DOTTED LINE

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 #2 FOLD HERE #2 FOLD HERE #2

**SURVEY RESPONDERS**  
You can email your suggestions to info@tierragrande.org OR you can fax these pages to Tierra Grande at 505 861-3903 OR mail this survey free of charge to TGIA using the business return label with your ballot. Members in Good Standing (paid) who respond by July 1, 2023 will receive a \$25 credit to their TGIA Account.

SEAL THIS SIDE      Do NOT Use STAPLES

SEAL THIS SIDE      Do NOT Use STAPLES