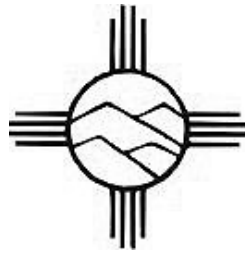


Tierra Grande Tales 'n' Trails

October 2023



Tierra
Grande
Improvement
Association

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

Redesign of Tierra Grande Tales 'n' Trails Newsletter

The TGIA newsletter Tales 'n' Trails has become very expensive to publish, print, and mail to approximately 2,500 members every four months.

The Association must inform you of things, such as your opportunity to vote for a Board Director, the Annual Meeting schedule, and a variety of other notifications in accordance with our governing documents.

The newsletter is vital to keeping up with changes of address. The Tierra Grande Board of Directors feels that the only way to effectively assure that you are notified of such information is to continue our newsletter in a modified format.

Effective with this edition of Tales 'n' Trails, articles will be condensed to refer you to the Tierra Grande web page www.tierragrande.org for the full article. If you do not have access to the internet and would prefer the article in its entirety, please contact the office and we will email or U.S. mail you a copy of the specific referenced article.

Member Responses to 2023 TGIA Questions

In the June 2023 edition of the Tierra Grande Tales 'n' Trails newsletter the TGIA Board of Directors asked for your opinion on several questions. Here is what members said: Questions are in the order of the percent replying "yes."

1. Create water supplies (tanks) at strategic areas of TG for use by the fire departments to fight home and wildfires.

Yes - 91% No - 7% Unchecked - 1%

2. Partner with an internet provider to provide cost effective, quality internet in the community.

Yes - 87% No - 10% Unchecked - 3%

3. Enhance TGIA website.

Yes - 77% No - 16% Unchecked - 7%

4. If a fire station is not feasible, explore the possibility of moving the Tierra Grande office and community room closer to the TG main entrance at Mallette & NM Hwy 47.

Yes - 74% No - 20% Unchecked - 6%

5. Meet with local realtors to promote TGIA.

Yes - 71% No - 21% Unchecked - 9%

6. Create a new brochure showing the benefits of moving to the TG community.

Yes - 64% No - 29% Unchecked - 7%

7. Update TGIA promotional video.

Yes - 62% No - 32% Unchecked - 6%

8. Increase funding for current grants and/or add new grants.

Yes - 55% No - 34% Unchecked - 11%

The details of the survey responses, including comments, can be found on the TGIA website, www.tierragrande.org, under the 'Member Information' tab.

Actions taken to date: Member Priority Survey Results

1 - **Water Tanks for Fire Prevention** - Tierra Grande(TG) is actively working with landowners and cattle grazers who have large holding tanks operating within TG and has purchased a lot with an existing well and has negotiated with the developer of the SunZia Transmission Line, to drill a well on a TG owned lot. The plan is to work with the local fire department to assure that TG's installation of fire suppression systems will meet the requirements necessary for fighting fires in the community.

2 - **Improve Internet Services** - TG staff have been busy looking into options for cell / internet services. So far:

Socorro Electric (SEC) has informed us that they plan to bring broadband into our area within the next year or two. The service will follow along SEC power lines.

TG has corresponded with TWN (Wi-Power) over the past three years regarding their plan to bring another tower into TG. TWN has researched a location close to the Open Space they believe is optimal.

TG staff is learning more about satellite providers such as StarLink

As for other cellular providers - we are holding off looking at other cell companies until such time as Valencia County finishes up finalizing its ordinances and developing grants for internet services in underserved areas of Valencia County.

3 - **Enhance TGIA Website:** - TG staff have been busy working to improve the TG website. Many changes were recommended by the members such as: the creation of a search bar, a tab on every page to make it easier link to "pay your assessments" on-line, a Zoom link to attend Board and Annual Member meeting, the video recording of the Annual Meeting, and various items such as Board Minutes, Newsletters, Audits, Budgets, etc.

TG website enhancements will continue over the next year. Future issues of the Tales "N" Trails will provide updates regarding these and other survey questions.

*Little Free Library 9th Year Anniversary
Thanks to the support of Tierra Grande members*

Notes from 2023 Annual Meeting

Here is a brief summary of the important points from the July 15, 2023 TG Annual Meeting of the Membership.

The detailed minutes can be found on the Tierra Grande website www.TierraGrande.org under "Member Meetings." On that same page is a meeting video as well as the documents referred to during the meeting.

Tierra Grande President Jim Lardner recognized this year marks the 50th Anniversary of Tierra Grande!

TGIA Five Year Plan 2022 – 2027 – Achieved & Ongoing

Updates to the TGIA Five Year Plan can be found on the TG website www.TierraGrande.org – under "Updates"

SunZia Transmission Line

On May 19, 2023, the Bureau of Land Management announced the approved route for the SunZia Transmission Line. For the most part it will follow the Western Spirit Transmission Line with minor adjustments. Through Tierra Grande it will go from northwest to southeast through TGIA- owned Abo Arroyo crossing over NM Hwy 47 through Sleeping Indian Ranch (Unit 17) then through TGIA's Open Space near the Abo Pass.

TGIA has received compensation from SunZia for the land easements. Construction will begin in October for Phase I (AC line) and will move very quickly. There are plans for a 2nd line (DC line) in the future.

If you have questions regarding this project, ask away. We will keep you informed as information becomes available. A map showing the transmission line can be found on www.tierragrande.org under "Updates."

Treasurer's Report

Judi Magnussen, Treasurer, reported for the period ending Dec. 31, 2022. TG continues to be stable and in excellent financial shape, with our economic condition remaining very liquid. The short-term payables are month-to-month payroll taxes and annual billings for personal services. Expenses are kept to a minimum and within budget. The fact that TG has consistently remained in the black all this time is a testament to the dedicated use of fair policies and principles.

With your assessments, TG pays for personnel, office supplies, office rental, signs, accounting, securing property records, insurance, and property taxes on our Open Space. We publish an informative newsletter three times a year. Grants are now being offered to lot owners who qualify and are in good standing. This assistance is being better defined as the process continues. Our website, www.TierraGrande.org, remains up-to-date and informative for those who prefer to access their information digitally 24/7.

Annual Financial Review Report for 2022

Auditor Lee Baldwin reported on TG's 2022 Annual Financial Review. 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 of around \$84,000 in 2021. In 2022 the amount more than the 5 years / 364 days was around \$7,000 in unpaid assessments and interest. Mr. Baldwin recognized that TG is fiscally conservative, maintains excellent records and works hard to follow State and Federal law changes.

Morris Sparkman –

Valencia County Commissioner District III

Commissioner Sparkman noted that the questions of interest to TG members seemed to relate to the status of a Valencia County hospital, development in Valencia County, and road maintenance in Tierra Grande.

Hospital: Commissioner Sparkman reported that progress is being made regarding bringing a hospital to Valencia County. A developer has been selected. The developer will select the location that will best serve the County at large. The Commission has removed itself from that decision. Currently, the Commission is not allowed to disclose details of the developer.

Development in Valencia County: Commissioner Sparkman shared that most development is taking place within the Village of Los Lunas boundaries. Between the Facebook Data Center, the Niagara Water Bottling Plant, the Rail Park and Walmart distribution centers, business expansion is expected to continue. New home construction is happening in Los Lunas as well as in the City of Belen. It is anticipated that a new business will be coming to the Rio Grande Industrial Park which adjoins the City of Rio Communities.

Road Maintenance: Commissioner Sparkman explained that while District III has the most miles of County roads to maintain in the unincorporated area of Valencia County, all Commission Districts receive equal funding regardless of the miles to be maintained. Until that situation changes, which is unlikely, it will continue to be a challenge to fully respond to all requests for road maintenance in District III.

Fire Station Report

Trenton Moore, TG Director, and Chair of the Fire Station Committee, updated the audience as to the status of the proposed multi-use center which is proposed to house the TG Fire Station, TG Office, and Community Center. Essentially, the project is on hold until more information is obtained from the Rio Communities Fire Department, which will be the entity assigned to operate the fire station.

Annual Meeting Notes Continued

2023 Member Survey Results

President Lardner shared the responses received to date for the 2023 survey. The survey is posted on the TG website under "Member Information." Priorities are Water Tanks for Fire Prevention, Improve Internet Service, and Enhancing TGIA Website.

Administrator's Report

Sue Moran shared that the Board of Directors created various grants for TG members to offset the cost of developing lots such as: Water & Energy Conservation, Power Line Extension, and Road Assistance Grants. Grants are available for new and existing construction projects to members in good standing (paid up to date on assessments). The grants and grant applications can be found on the TG website.

Roads Are Public

Tierra Grande Improvement Association does NOT own the roads in Tierra Grande. The roads were accepted by the Socorro and Valencia County Commissions and dedicated as **public** roads. Accepting the roads did not bind the County Commission to maintaining the roads.

TG Website Report

Ron Robbins, IT/Operations, reported that he has been busy updating the TG web site to incorporate suggestions received from members such as adding a search bar, improving the icon for locating the "pay assessments" via credit, adding five years and more of historical Board Minutes, TG newsletters, added a link to attend Board and Annual Meetings via 'Zoom,'

In addition to reducing mailing and copying costs, TG developed a check list of documents as required by the NM HOA Law, that are now on our website. TG will continue to listen to recommendations from you, our members, and do our best to incorporate those recommendations.

Election Results

170 Ballots were cast totaling 231 votes

There being no other candidates, Jim (Vincent) Lardner was re-elected to the Tierra Grande Board of Directors.

Responsibility of TGIA Membership

Please Keep In Mind That . . . Each member, the member's family who reside with the member within the subdivision, a tenant of the member who resides with the subdivision under a lease with a term of one year or more, and the temporary guests of the aforementioned individuals may use and enjoy the TGIA property and community facilities in accordance with the indentures, protective covenants, deed restrictions,

More Happy 50th Anniversary and More to Loyal Members

1973 – Thomas J Weaver – Austin, TX

Mr. Weaver first purchased lots in Rio Del Oro, NM from Horizon in January 1973 as an investment. Later that year he traded those lots in for an upgrade to Tierra Grande and he has never looked back.

Recognizing Long Time Residents

42 Years-Bill Martin 38 Years - Angela Blasi

35 Years: Clayton Self

33 Years-Margaret Giangrossi & Vincent Giangrossi, Judi Magnussen

32 Years-Jay & Jodie Gardener

31 Years - Mike Scott

29 Years-Carol Claus, David & Marianne Holmes, Sara Miller, Albino Tafoya

28 Years-Lori Nolan, Joe & Virginia Smiel

27 Years-Martin & Sandra Sisneros, Chester & Betty Smith

26 Years-Mike Wooley & Melody Brooks

25 Years-Walter & Karen Florence,

Danny & Denise Self, Mary Jo Sigmon

24 Years-Aileen Littlejohn,

Rebecca & Dave Fergusson

23 Years-Leonard & Lydia Castillo,

Rich & Carol Palmer, David & Xiomara Wright

22 Years-Beatrice Aragon, Wesley & Tabitha Miller

21 Years-Richard H & Pamela J Rast,

Michael P & Deborah Y Steininger

Jerry C & Lou S Trujillo Marte Mazzone Twinn, Kelly & Cynthia Whiteacre

20 Years- Stuart & Patricia Major, Edith Schulz, James & Shelley Shaw, Catherine Wolfe

TG Community Clean-up

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

Currently the dumpsters are scheduled for delivery to the TG Community the second weekend in October.

any rules and regulations promulgated by the association. . .

The privileges of a member to use and enjoy TGIA property and community facilities shall be subject to suspension in accordance with Article 5, Section 3 of the Articles of Incorporation:

"The suspension of membership rights based on the violation of a rule, regulation, or protective covenant shall be for a minimum of thirty days or longer so long as the violation continues."

TGIA Election of Officers & Committees

At the July 26, 2023 meeting of the Board of Directors, the following Officers were elected as well as Committee Appointments approved by the TG Board of Directors to serve July 2023 – June 2024.

President – Rhonda Davis

VP Sales / New Mexico Bank & Trust

Executive V.P. - Michael Sumner

Retired / Valencia County Banker

Treasurer – Judi Magnussen - Tierra Grande Resident

Secretary – Jim Lardner

Owner / NM Travertine / TG Landowner

Director – Trenten Moore - Tierra Grande Resident

Architectural Control Committee

All Members are Residents

Chair – Judi Magnussen

Members - Carol Claus – Sue Moran

Open Space Steward - Kimberly Pravda

Fire Station Committee – All Members are Residents

Chair – Trenten Moore

Members - Sue Moran - Carol Claus - Noman Khushafa

Tierra Grande Office Hours

Monday, Tuesday, Thursday, Friday

10:00 a.m. – 2:00 p.m.

Due to increased demand on staff time TG has had to amend the hours the office is open to answer your calls and visit with you personally.

It is best if you email us at: info@tierragrande.org – we promise to respond as soon as possible. If you call when staff is not available please leave a message. State your phone number slowly when leaving a message to assure we call back the right number.

If you contact us ahead of time that you would like to meet with us during non-business hours, we will try our best to accommodate you.

Lots For Sale By Owner Catalog

Approximately 45 lots remain in the For Sale by Owner catalog. Only members who are up to date with their payments 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 were added to the catalog in 2019 with no activity will be removed from the catalog in January 2024 unless TGIA hears from the owners that they are still interested in offering the property for sale by December 31, 2023.

Two Different Bills – Two Different Payments

Every Fall TGIA land owners receive two DIFFERENT bills mailed to TG Property Owners—

- One bill is for the TGIA assessed dues
- The other bill comes from the County for the property tax

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 property tax is paid to either the Valencia County 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 very important to pay both these bills every year to prevent foreclosure by NM State Office of Taxation and/or Tierra Grande,

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.

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 TG 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 addressed”, are documented and the tax bills are NOT mailed again.

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.”