

# Tales 'n' Trails

## JUNE 2024



**TIERRA GRANDE  
IMPROVEMENT  
ASSOCIATION  
SUPPORTING OUR  
MEMBER COMMUNITY**

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

## Notice of the 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 20, 2024, beginning at 11:00 a.m. Mountain Time.

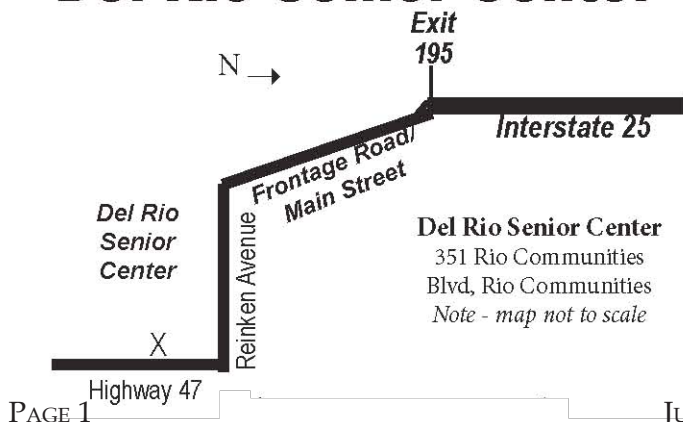
Documents relating to the Annual Meeting will be available on the Tierra Grande web page: [www.TierraGrande.org](http://www.TierraGrande.org). Click on "Member Meetings" The following business will be transacted:

- Closure of Balloting
- Board President addresses members
- Treasurer's Report
- 2023 Annual Financial Review
- Administrator's Report
- Operation's Report
- Door Prizes
- Election Results
- Q&A from Members – three minutes per member to address the Board
- Meeting Adjourned

## 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.

## A Very Simple Map to Del Rio Senior Center



## Moore Running for Director

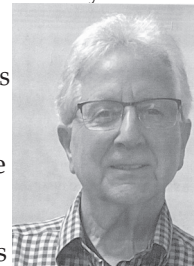
TGIA did not receive any applications to run for a position on the TGIA Board. The director whose five-year term is up for election is Richard Moore.

• Richard Moore is a retired physician who served the citizens of our community as a general practitioner for over 16 years with the Presbyterian Medical Center, in Belen.

• Dr. Moore gave generously of his time by volunteering with Hospice.

• Dr. Moore has been serving as a Director on the Tierra Grande Board of Directors since January of 2024 when he was appointed to fill the position vacated by a Director.

• Dr. Moore has been a resident of Tierra Grande for over 18 years and lives here with his wife, Jeanette. His desire to serve on the Tierra Grande Board is influenced by his appreciation for the work that has been done before him to keep Tierra Grande a beautiful and a safe place to live.



*Moore*

## Open Space Access

The combinations to locks on gates to access certain areas in the Tierra Grande Open Space were changed in the Spring of 2024, 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.

## Announcements From Around the Tierra Grande Area

### *Entrance Beautification:*

Per recommendations from the member survey of 2023, TGIA is working on improving the look of primary entrances which lead to homes in Tierra Grande. This will be a long process that will take a few years to complete.

In conjunction with the Valencia County Road Department, TGIA will be paying for an experimental treatment of a product called Perma-Zyme beginning with the first mile of Mallette Drive which, we are hopeful, will keep the road in good condition for three years or more.

It is an expensive process to bring the road up to standard to meet the requirements of the warranty for the Perma-zyme product. TGIA will be contributing over \$50,000 toward this project while the County provides the labor. If this product works, then we will move forward with other roads.

Another project with Valencia County is replacing the cattle guards at entrances beginning with Manzanita. The cost of the cattle guard is over \$19,000. Once again, the County is providing the labor for installation while Tierra Grande is paying for the cattle guard. Keep in mind these cattle guard replacements may take a few years to complete.

Most main entrances now have solar lights. As each entrance is updated, we hope to install beautiful large street signs, perhaps some minor landscaping.

The property along NM Hwy 47 is owned by the State and the property inside the fence is owned by private individuals so the only place TGIA can beautify the entrance is within the road easement itself. Valencia County has agreed to allow us to landscape within the road easement. Not to worry, the road easements are several feet wider than the actual road so there is plenty of space to landscape without impeding the roadway. Some improvements may require approval from the State of New Mexico Department of Transportation.✓

### *Valencia County Hospital*

After 17 years of waiting – Valencia County Citizens should have a hospital up and by the spring of 2026. Briefly:

- The facility will be built on the northeast corner of NM Hwy 6 and Sand Sage – west of Interstate 25, in the village of Los Lunas. The property is southeast of Los Lunas Fire Station 2 on Sand Sage

- The hospital will be a 15-bed, 35,100 sq. ft. single story facility which will include an emergency department, pharmacy, imaging suite and a 15-patient inpatient wing. The hospital will be designed for future expansion of over 18,000 sq. ft and a medical office building addition of 24,500 sq. ft. The site will include a helipad with adjacency to the critical care services in the facility.

- This will be a joint venture between Texas based - Community Healthcare Corporation and Albuquerque's Lovelace Health System

- The design and build contract was awarded to Albuquerque based Bradbury Stamm – with design partner FBT Architects

## *TGIA Accountant Retires*

George Hobbes, TGIA's accountant of over 35 years has retired from service to Tierra Grande.

Mr. Hobbes guided TGIA through a myriad of changes. His knowledge of Federal and State accounting regulations has proved invaluable to keeping Tierra Grande financial practices in good standing. That is evidenced by the fact that Tierra Grande has not had a negative finding as a result of a financial audit or review. No State or Federal entity has questioned our financial reports.

TGIA Administrator Sue Moran said. "I will miss Mr. Hobbes' dry wit, his kindness, and his generosity of time to help Tierra Grande beyond the requirements of his service to us."

All at Tierra Grande send him appreciation for a job well done and wish him much happiness.

### *Other Development In Valencia County*

#### *Tierra Grande - SunZia/El Rio Sol & Burlington Northern Santa Fe (BNSF) Railroad Refueling Station*

The SunZia AC transmission line – as it passes through Tierra Grande is quickly approaching the operational stage. It is reported that the El Rio Sol DC transmission line will begin construction in May. This phase of the construction should be completed and operational by 2026.

BNSF is building a refueling station for its trains on Military HWY on the Valencia / Socorro County boundary in Tierra Grande on the west side of Nm HWY 47.

#### *City of Rio Communities, City of Belen & Village of Los Lunas*

Arcosa Wind Towers, a wind turbine manufacturer, recently opened near the City of Rio Communities and Belen. Arcosa expects to employ around 250 people and generate an annual payroll of \$12.5 million.

Starbucks is due to open its doors in the City of Belen as well as an Allsup's Truck Stop and a variety of personal businesses

Ball Corporation will be building an aluminum can sheet rolling mill and recycling center in the Village of Los Lunas.

#### *New Housing Developments*

New housing developments are being built throughout Valencia County. The City of Rio Communities announced a 35-home subdivision at Tierra del Sol. The long-term plan is to build 350 new homes, over the next 10 years.

The City of Belen is expanding to the west mesa with a new housing development that is almost already sold out. Another expansion is expected.

The Village of Los Lunas has several housing developments in the works, one project is to offer affordable housing, an expansion is going on to the north of the village off I-25.



# 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 1975 and later --TGIA will recognize you in June of the 50th year in which you purchased the lot.

If you purchased prior to 1974 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 2024.

## **1972 – Gary & Charlotte Cochard, Bumpass, VA**

We bought the property as an investment and knowing there was a possibility we would one day build and live on the property. That possibility is still an option. The investment has not really paid off as of yet, but having the property provides some comfort in today's troubled world. We appreciate all the hard work you all do to keep us informed and up to date on all going on in the area.

## **1973 – Michael & Mary Lou Giannettino, Schuylerville, NY**

We purchased our 5 acre lot in Tierra Grande in September 1973. We had a friend who had just bought property and a neighbor who had recently moved there. We had a young family and intended to move there. That didn't happen. We have children, grandchildren and a great grand baby and you never know what they may want to do.

## **1973 – Charles & Aida Steinberg, Sun City Center, FL**

We purchased this Tierra Grande lot as a retirement property and an investment. Medical problems have stopped us from moving to the area.

## **1973 – Barbara Wenzler, Sun City, AZ**

We purchased the land back on March 24, 1973 from Horizon Corp for an investment and had been discouraged as we learned they were not an upstanding company. We have continued to hold on to the land as we hope someday to build a retirement home on the property. We appreciate all your hard work and like to read the Tales "n" Trails newsletter for all the updates and news about the area. We hope to also travel out to NM in the next year or two to come and visit and see all the new development.

## **1973 – James Eshleman, Green Valley, AZ**

I purchased this land from Horizon back in 1973.

## **1974 – Gregory Robe, Savage, MN**

I heard about Tierra Grande as a referral from another officer at Dover Air Force Base in Delaware at age 28. I bought about 10 acres and after visiting the property, I exchanged my lot for one over 17 acres closer to the mountains and wilderness area. Land seemed like a good thing to own and I already spent part of my 14th summer at Philmont Scout Ranch near Cimarron. I fell in love with the beauty of New Mexico, especially in and near the mountains, and with its blend of nature, history and cultures. Through a period when it was difficult to finish making the payments, I kept my property in hopes of retiring there, or at least as a long term investment. I have visited 4 or 5 times and always enjoyed the area and even designed my vision of the house I would like to build. Having land in Tierra Grande has given me something to aspire to and I don't regret it.

## **1973 – Robert & Barbara Gilbert, Brick, NJ**

I purchased a 5 acre lot from Horizon Corp on February 23, 1973, in Rio Communities. It was transferred to Tierra Grande on June 18, 1973. My interest in the land goes back to my childhood when I wanted to be a cowboy. The ad I saw for property Out West looked like a good investment, so I purchased it through financing and have been happy that some day it may be passed down to the next generation. I find the Tales "n" Trails very informative.

## **1974 – Douglas Dinnebiel, Sylvania, OH**

Thank you for all you have done to keep things rolling and on track.

## **1974 – Robert Harrington, Marlboro, NJ**

Purchased the land in Tierra Grande because I love the area. One day I hope to build a home and have horses.

## **1974 – Marcellus Wallace, Lakewood, CO**

We were a young couple who believed the sale agent on the promise there would be a large return on investment due to people funneling down from Albuquerque based on Interstate 25 being expanded right through Belen because of the mountains. Obviously, that didn't happen. I've held on to the property thinking that something positive might eventually happen.

## **1974 – Kenneth Sylvia, Westminster, MA**

Purchased this lot from Horizon under a real estate contract.

## **1974 – James & Loretta Tavernaro, Keystone Heights, FL**

I was stationed in England, approached by Horizon. Originally bought in Rio Grande Estates but transferred to a 5 acre lot in Tierra Grande. Holding on to the land as an investment.

## **1974 – Robert & Brenda Young, Tarzana, CA**

My father-in-law, Rev. Robert Young, (who I was never able to meet as he passed away just as I met his son, and we later married), purchased the Tierra Grande property for his son. He wanted to buy something that would hopefully grow in value to give to his family as he was a pastor and didn't have much money or anything else to pass on.

Over the years, my husband and I contemplated whether to keep the land or not. But as I'm a farmer's daughter and my husband appreciated his father's gesture, we kept the land. I have since lost my husband and have re-visited the same conflict, whether now, as a widow who was a public school teacher and had a young daughter to raise by myself, should continue to pay the taxes and fees for owning land that I wouldn't be using. Again, as I value the land as a non-renewable resource, I have been keeping the land for my daughter and her husband. Tierra Grande is not just a piece of land it is a tribute to her grandfather and father and his wish to provide for his family.

## **1974 – Edgar & Linda Hill, Grantsville, UT**

In 1974 we were a young military family with 2 small children just starting out. When my husband re-enlisted we decided to use his reenlistment bonus as an investment for the future. We weren't sure what. Then in the mail, we got this brochure about this land opportunity. We checked into it and decided that was the way we'd go.

Soon after we bought with Horizon, they had an opportunity for us to come visit our property. As an East Coast city family born and raised it was an eye opener to see this vast open land. Totally different but beautiful in its own way. There weren't any roads or buildings, so it was kind of unreal to us at the time. It was the first time seeing a road runner (no coyote though!).

Over the years the military has sent us many places but some how we ended up in Utah as our last station and settled here. We still make trips down to NM every so often to see how things are progressing.

## **1974 – Robert & Stephanie Schreiner, Wilmington, NC**

We have owned a Tierra Grande lot since sometime in 1974. We had originally purchased a Horizon property outside of El Paso, TX, but when we heard about Tierra Grande, we swapped that lot for the one we currently own in Tierra Grande. I was serving in the Coast Guard at the time and we thought we might someday like to build a home and live there but after leaving the Coast Guard, I took a position with a civilian government agency which took me to a number of countries around the world. Having retired, we live in NC and it seems less and less likely that we will ever build on the property. I keep it with the thought that one of my children, grandchildren or great grandchildren might love it.

## **1974 – Alan Scott, Seattle, WA**

Purchased a lot from Horizon in 1974 and traded that lot for a Tierra Grande lot.

## **1974- Rocky & Mirza - Burnaby, BC Canada**

We purchased our initial lot from Horizon Corporation on July 24, 1974. The purchase took place in Vancouver, British Columbia. We purchased the lot as an investment as we were told that the price will increase. We made a down payment of \$460.00 and arranged for regular monthly payments for the balance. In 1978 we visited our property for the first time. We were not happy with the location of the lot and we were given the opportunity to exchange the lot. On August 29, 1978 we exchanged our initial lot for the lot we currently own. We decided to keep this property because the price never increased for us to make much of a capital gain.

# IMPORTANT - NEW DESIGN

## *Ballot for Election 2024 Board of Director*

In an effort to simplify the process for members to return the election ballot for a TGIA Director, a re-designed separate ballot is included with this envelope.

Simply sign the ballot as designated, fold and seal the ballot before dropping it in the nearest USPS mailbox. No postage necessary.

We would appreciate hearing any comments you would like to share regarding this redesigned ballot format.

## *Community Clean-Up Planned for the Fall of 2024*

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 2024. 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.

## **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@tierra-grande.org](mailto:info@tierra-grande.org).

## *Camping On Your TG 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.

## **Living in RV Against Covenants**

Living in an RV or secondary structure in Tierra Grande - AGAINST the Protective Covenants - Per the Protective Covenants all lots are for ONE single family residential structure.

Per Valencia County Ordinance people are not allowed to permanently reside in a camper unless in a recognized RV or mobile home park. Tierra Grande's Architectural Control policy allows a landowner in violation of the protective covenants to be charged a fee or fined for violations.

## **TGIA Website Changes**

TGIA continues to work to improve and simplify our website. We have removed duplicated links, updated materials such as the TGIA 2024 Budget, updated policies and the most recent For Sale By Owner catalog.

## **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.

## *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, fees and fines from every Tierra Grande landowner.

The lien / foreclosure policies were updated in 2023 to bring TGIA into compliance with New Mexico House Bill 179. The lien / foreclosure policies can be found on our website: [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.

## *Keep in Mind 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 start 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.