

Tales 'n' Trails

OCTOBER 2024



TIERRA GRANDE

IMPROVEMENT

ASSOCIATION INC.

SUPPORTING OUR MEMBER
COMMUNITY

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

Information from the TGIA Annual Meeting

TGIA President Rhonda Davis called the July 20, 2024, annual meeting to order at 11 a.m. at Rio Communities City Hall with 52 people present.

Davis paid respects to the memory of Judi Magnusen. Judi worked hard to support members by serving on the TG Board of Directors for over 18 years. Judi was the Architectural Control Chair.

Another person who served as a cornerstone of TGIA is George Hobbes, TGIA's accountant for over 35 years. George kept TGIA on the straight and narrow financially. While George has officially retired, he continues to support TGIA efforts.

Michael Sumner is now on the list of those to be grateful for. Michael is celebrating his 30th year of service to TGIA. His experience in financial matters helps Tierra Grande remain fiscally strong and responsible.

Updates on TGIA issues

Last year TGIA members prioritized matters before Tierra Grande. Here's an update on the issues.

- Because a Fire Station in Tierra Grande is not feasible, TGIA has purchased property with a well at the intersection of Military HWY and Diablo as the first phase of creating additional water supplies.

- TGIA owns a property on Fachada Loop off Diablo near the foothills where SunZia, the transmission line company has agreed to have a well drilled at no cost to TGIA. It is hoped this well will be operational before Jan. 1, 2025.

- Discussions with the Valencia County Road Department, Wildland Fire, and the Rio Communities Fire Department regarding Mutual Aid Agreements for Road maintenance needs and fire suppression will be forthcoming. It is hoped hydrants and tanks, once operational, might lower the cost of homeowners insurance for some in Tierra Grande.

Transworld Network has been working these past two years to bring a second tower to serve the residents in the foothills. Socorro Electric (SEC) is partnering with the company Red Bolt to bring broadband internet to the rural areas.

More updates on issues

The TGIA Board has discussed the possibility of moving the Tierra Grande office and poten-

tial community room closer to the TG main entrance. Between the cost of construction, ongoing maintenance, increased property taxes, the insurance costs, and the increased risk of break-ins, it does not seem to be the best use of TGIA funds.

- Sue met with local realtors and joined the Greater Valencia County Chamber of Commerce and these groups will distribute TGIA brochures.

- Along with updating TGIA's logo, the installation of new billboards, and the updated website, the TGIA brochure has been updated. TGIA has also taken on the task of printing the newsletter in-house, which saves over \$6,000 annually.

- There appears to be little interest from the public in the TGIA video. Therefore, a new video is not being considered.

Reviewing and Updating Grants

The Board is in the process of reviewing and updating grants. Some grants, such as the Road Improvement grant, may be limited to one time per owner. The Conservation grant will be split into two separate grants. One for Solar/Power conservation and the other for water conservation. No change in the grant amount is expected.

The biggest change will be in the Power Line Extension grant. The grant will now be based on the number of utility poles needed to reach the destination. Any / all these changes will be provided to members either through email notification and / or on the TGIA website. Members will have 15 days to review and comment.

Treasurer's Report

Jim Lardner, Acting Treasurer, reported that for the period ending Dec. 31, 2023, TGIA continued to be stable and in excellent financial shape, with TGIA economic condition remaining very liquid. The Budget is now broken out in two parts - Assessment Budget and Discretionary Budget. Lardner shared:

1. Governing documents and IRS regulations are clear, TGIA is NOT a developer. TG could lose tax-exempt status. TG cannot use more than 10% of assessment revenue on projects that might be considered improvements.

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2. Assessment revenue must cover day-to-day operation costs. Assessment/Interest Revenue estimated to be around \$193,500. Operating expenses are estimated to be around \$197,500. Leaving a budget deficit of \$4,000.

3. The increase in the insurance premium from \$10,000 to \$50,000 – reasons outside our control – TGIA has not had any claims. Next best quote came in around \$114,000 annually.

4. Alternate sources of income: SunZia/El Rio Sol income for easements through Abo Arroyo has ended for the most part. Interest on savings, tower site rent, grazing leases, HOA/TTF fees, ACC fees/fines, and from time to time TGIA lot sales – are used for funding non-essential costs such as grants, road projects, entrance beautification, and foreclosures

Auditor Lee Baldwin reported on TG's 2023 Annual Financial Review. He noted that there were no findings. Baldwin reviewed the document noting any unusual changes from the prior year.

Grants

Improving roads is the primary reasons TGIA developed Grants for road and culvert improvements.

Now that additional funds are available, the Board has also approved grants for Counties to improve roads in Tierra Grande such as the one -mile experiment of Permazyme on Mallette, replacing the cattle-guard at Manzanita. Hopefully the partnership with the County Road department will continue to help improve the roads.

Entrance Beautification:

- Seems like a great idea – simple to implement – not so. The problem is that the inside of the fence line along NM Hwy 47 is owned by individuals, while outside the fence line belongs to the State of New Mexico. The lights were an easy solution – or so we thought. The Valencia County Road Department thinks that the State Highway Department may frown on our efforts
- The only place TGIA can beautify in Valencia County is within the current road easement (which VC has agreed to allow). Since the roads are only about 24 feet wide but the actual easements are over 60' wide there is room for beautification but what design is safe for autos?

It only makes sense to use the current entrance structures and figure out how to beautify them. Volunteers are willing to design and make signs and help install the signs. Since the consensus is to keep the red-tile roof at the Mallette entrance, we will re-paint our

name and hopefully add the logo. If you have ideas, please send them our way.

Website Updates

Ron Robbins, IT/Operations, reported the TGIA website has undergone several updates in response to members. Our website has been simplified to reduce the duplication of information. There is now a search bar for looking up documents and other information.

View Video of Meeting

Robbins added that the video of the Annual Meeting along with the documents associated with the meeting will be uploaded to the TGIA website under "Member Meetings" to be available.

Moran reviewed TGIA's member benefits brochure. On the back of the brochure are the four responsibilities of the TGIA Board. As your representatives they take these responsibilities seriously, with great consideration to securing the long-term future of Tierra Grande Here are the foundational principles of this Board:

Point 1 - Monitoring compliance with and enforcing the protective covenants.

Point 2 – Adopting & publishing rules and regulations governing the use of lands.

Point 3 - Establishing assessments and collecting annual charges and all other charges referred to in the Indentures/Protective Covenants.

Point 4 – Preserving TG Lands.

Raffle

Board members Michael Sumner and Richard Moore conducted the raffle in which those present could win items donated by TG residents and merchants. Items donated included:

- Dragon Fly Metal Garden Stakes - handmade by David Venenga
- Two Trees – donated by owners of the Natural Burial Cemetery
 - Various Plants – donated by Alexa Roberts
 - Bottle of Wine – donated by Holly Woelber
 - Gift Cards (five total) to local dining establishments – donated by TGIA.
 - Kangaroo blanket – handmade by Holly Woelber
 - Quilt - handmade by Judy Venenga.

Election Results

George Hobbes, Ballot Committee Chair, announced the election results:

- 182 Ballots were cast, totaling 237 votes.
- One write in vote for Michael Scott
- 236 votes for Richard Moore – elected to the TG Board of Directors

Members of the audience had the opportunity to speak directly with the Board members, speakers and staff on a variety of issues. Details can be viewed in the video recording posted on the TGIA website.

Two Different Bills – Two Different Payments

Every Fall TGIA landowners 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.

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 three times before TG stops 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.

Lots For Sale By Owner Catalog

Approximately 56 lots remain in the For Sale by Owner catalog. Only members 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 2020 with no activity will be removed from the catalog in January 2025 unless TGIA hears from the owners that they are still interested in offering the property for sale by December 31, 2024.

Roads In Tierra Grande

Tierra Grande does NOT own 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 landowner 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 to offset some cost.

TGIA Membership Responsibility

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 in accordance with the indentures, protective covenants, deed restrictions, any rules and regulations promulgated by the association. . .

The privileges of a member to use and enjoy TGIA property 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.”

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.

Happy 10th Birthday Little Free Library

Trenten Moore – Resigns as TGIA Director

Trenten Moore, TGIA Board Director since being elected by the members in July of 2021, tendered his resignation from the Board of Directors effective July 24, 2024.

He thoroughly considered his decision and felt that it was the right time for him to step down from his responsibilities. During his tenure, Trenten served as Chair of the Fire Station Committee.

Being a resident of the Tierra Grande community he was very thoughtful of each issue that came before the Board. He carefully weighed his responses.

Trenten was an excellent supporter of the membership. He always kept Tierra Grande's Mission Statement in mind when decisions were required to - protect the integrity and secure the future of Tierra Grande by monitoring compliance with and enforcing the protective covenants, adopting rules governing the use of Tierra Grande property, collecting charges referred to in the Indentures and conserving / protecting the land.

Trenten's contributions to Tierra Grande have been many. We all wish him the best in his future endeavors.

Recognizing Long Time Residents

43 Years-Bill Martin, 39 Years-Angela Blasi

36 Years: Clayton Self

34 Years-Vincent Giangrossi

33 Years-Jay & Jodie Gardener

32 Years - Mike Scott

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

29 Years-Lori Nolan, Joe & Virginia Smiel

28 Years-Martin & Sandra Sisneros,
Betty Smith

27 Years-Mike Wooley & Melody Brooks

26 Years-Walter & Karen Florence,

Danny & Denise Self, Mary Jo Sigmon.

25 Years-Aileen Littlejohn,

Rebecca & Dave Fergusson

24 Years-Leonard & Lydia Castillo,

Rich & Carol Palmer, David & Xiomara Wright

23 Years-Beatrice Aragon, Wesley & Tabitha Miller

22 Years-Richard H & Pamela J Rast,

Michael & Deborah Steininger,

Jerry & Lou Trujillo, Marte Mazzone Twinn

Kelly & Cynthia Whiteacre

21 Years-Stuart & Patricia Major, Edith Schulz,

James & Shelly Shaw, Catherine Wolfe

20 years Nathaniel Honore, Howard & Caroll Massegee

Valerie & Dennis Lindsey, Ronald & Vivian Lytle,

Ann Sims McCartney & Ward McCartney,

Jeffrey & Darla Stynen

Tierra Grande Board of Directors

Annual Meeting -

Election of a Director

was held Saturday, July 20, 2024

Election of Officers was held July 24, 2024

Officers for the Period of July 2024 - June 2025

President – Rhonda Davis - Term Expires 2025

VP Sales / New Mexico Bank & Trust

Executive V.P. - Michael Sumner - Term Expires 2027

Retired / Valencia County Banker

Treasurer – Jim Lardner - Term Expires 2028

Owner / NM Travertine / TG Landowner

Secretary – Richard Moore - Term Expires 2029

Retired / MD / TG Resident

Director – Alexa Roberts - Term Expires 2026

Retired / US Parks / TG Resident

ANNUAL APPOINTMENT TO COMMITTEES

For the Period of July 2024 - June 2025

Architectural Control Committee

Chair – Jim Lardner

Administrator/Member Sue Moran

Members - Carol Claus - Michael Hunt

Kimberly Pravda – Michael Wooley

Nominating Committee The Board of Directors

Election / Ballot Committee

George Hobbes - Ronald Robbins

Kimberly Pravda

Preservation Steward

Kimberly Pravda

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 to 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.