

Tales 'n' Trails

JUNE 2025



TIERRA GRANDE

ASSOCIATION INC

SUPPORTING OUR

MEMBER COMMUNITY

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

Notice of the Annual Meeting of the Tierra Grande Membership

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 19, 2025, 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. Click on "Member Meetings" The following business will be transacted:

- Board President addresses members
- Treasurer's Report
- 2024 Annual Financial Review
- NM Department of Wildlife – Big Horn Sheep
- Administrator's Report
- Operation's Report
- Door Prizes
- Election Results
- Q&A from Members – three minutes per member
- Meeting Adjourned

Location of Meeting

The Annual Meeting will be held at the City of Rio Communities, City Hall located at:

- 360 Rio Communities Blvd,
Rio Communities NM 87002

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 Preservation Lands.

TGIA Board Candidate

RHONDA DAVIS

• Vice President – Business Banking Relationship Officer II - New Mexico Bank & Trust. Ms. Davis has been with the company for 19 years and in the banking industry for over 30 years.

She is responsible for managing the business portfolio and providing consultative insights and strategies to enhance client relationships, cash flow, profitability, and operational efficiencies. She currently serves as the TGIA Board President.



Preservation Land Access

The combinations of locks on gates to access certain areas of Tierra Grande's Preservation Land were changed in the Spring of 2025, 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 our Preservation Land for recreation, please make sure that your Preservation Land 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 for the locks to the Preservation Land, 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, do not go making new ones.

Preservation Land access is a benefit of TGIA members in good standing (paid). Your annual dues pay for insurance, improvements, maintenance, repairs, and property taxes for the Preservation Land. Respect it and protect it as if it were your own property.

Important note: For those of you who bring your dogs into the Preservation Land, keep them safe from harm by making sure they are on a leash. Do not allow dogs to roam freely.

Announcements from Tierra Grande and Surrounding Communities

Entrance Beautification Efforts Continue

Per recommendations from the member survey of 2023, TGIA is improving the look of primary entrances in Tierra Grande. This has taken longer than anticipated as State and County laws have resulted in our having to rethink some of the design choices. We are happy to report that entrance lighting, and signs should be completed by the time you receive this newsletter. **Entrance photos will follow in the October newsletter.**

We want to let you know that an incredibly special **Thank You** goes out to Nikaela & Katherine Sainz, Tierra Grande landowners. Nikaela, the artist who designed the entrance signs asked nothing in return. She coordinated the manufacture of the signs and arranged for a company to install the signs. On top of it all, Nikaela donated \$1,000 toward the purchase of the signs. She is a generous and giving spirit.

Other Entrance Improvement Efforts

Lights: TGIA paid for the purchase and installation of solar lights at each major access road off HWY 47 into Tierra Grande. These solar lights have resulted in improved community public safety. Special shout out to Ron Robbins, IT/Operations for TGIA for his work to install these lights.

Cattleguard: Valencia County Public Works installed a new cattleguard at the Manzanita entrance, one of the most used entrances in the Tierra Grande community. Tierra Grande donated funds for the purchase of the cattleguard. It is our hope that this collaborative effort will continue to facilitate the improvement of other entrances in Tierra Grande.

Changes In Tierra Grande

Unit 16, Socorro County and Unit 19, Valencia County: Capital Fund III, owners of the majority of lots in Unit 16 and Unit 19, have removed the Protective Covenants from those Units. This means that Tierra Grande no longer has the authority to oversee those properties. Owners have been notified.

Transmission Lines: SunZia as it passes through Tierra Grande is almost operational. El Rio Sol transmission line plans to be operational by the end of 2027.

BNSF Refueling Station: located on Military HWY at the Valencia / Socorro County boundary in the West side of HWY 47 in Tierra Grande is operational. The RR closed the Becker crossing that had once allowed for vehicle access at this location.

TGIA Contracts with Accounting & Audit Firms

PNL Accounting, located in Los Lunas, NM, has been contracted with to provide third party accounting services to Tierra Grande. Having a third-party oversee Tierra Grande's financial matters provides a "best practice" system of financial checks and balances. The Tierra Grande Board takes seriously its fiduciary responsibilities to its landowners. PNL Accounting will oversee the implementation of an updated QuickBooks accounting program, create quarterly financial reports for the Board, as well as complete required tax filings.

Saiz & Associates, CPA has been contracted to provide audit/review services beginning with the 2024 Financial review.

Tierra Grande Residential Development

4/24 – 3/25 the Tierra Grande Architectural Control Committee approved the construction of four (4) homes and three (3) workshops all located in the Valencia County portion of Tierra Grande.

Valencia County

Burn Ban in Effect: Due to ongoing drought conditions, leading to severe fire danger, Valencia County has issued sixty (60) day burn bans. Local Fire Departments recommend that area residents keep clear a 50 ft. perimeter around their homes.

Hospital: Valencia County hospital has been officially named: Valencia County Hospital – A Lovelace Operation. The land has been cleared, and foundations are being poured. The hospital is on track to be completed by the end of June 2026.

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

City of Rio Communities: Maverick Gas Station and RV Park will begin construction which is expected to be completed by the end of 2026. New housing developments within the City are ongoing. The Police Department & Fire Departments are actively evolving. The City is actively working to improve roadways. The Library is now open and offers a variety of activities.

City of Belen: Allsup's Truck Stop is now open for business. New townhomes are being built as well as continuing development of the Belen Airport.

Village of Los Lunas: Housing developments continue within the Village. The Village has secured funds to begin construction for the I-25/NM6 new on/off ramps. This will alleviate traffic congestion along Main St.

Happy 50th Anniversary and More to Our Loyal Members

Thank you to all who responded to the request to provide background as to when/why you purchased land in TGIA over 50 years ago. Your stories are informative. The backstory you provided is noted below. 50th anniversary members in good standing (assessments paid) – who notified TGIA - will be awarded a \$50 credit to their Association account in September 2025.

If you have owned your TGIA property for over 50 years and have not yet submitted your story, please email your experience. Your story will be recognized in an upcoming Tales N Trails newsletter and a credit will be posted to your TGIA account depending upon when your submission is received here at the TGIA office.

1972 – Rosemay Breakfield – Conway, AR

I purchased the property as an investment while I lived in Virginia. I held on to it hoping it would increase in value. Now that I am happily living in Arkansas, I will not be moving to New Mexico. I will sell the Tierra Grande property sometime in the future.

1973 – Christine Muller, Islip Terrace, NY

My parents bought ten (10) acres of land between 1968-1973. Giacomo & Sarah Alfano loved the area and the future it held. It was being advertised as an up-and-coming exciting area due to the Colorado River project. My dad was in the US Air Force. He was stationed in Montana, Michigan, and New Mexico. My brother was born on the AF base in Montana, and I was born in New Jersey when they moved East. My parents have both passed; however, the land is now left to my brother and me. I do not believe my parents were going to retire here. Each piece of land was bought before each of us were born. We are looking forward to visiting and capturing the allure my parents felt from the area.

1973 – Barrett & Barbara Behnke, Rogersford, PA

My wife and I moved to New Mexico in 1970 and my father, in support of our decision, purchased a lot in Tierra Grande. He has passed away having bequeathed the property to us. We have since moved back to Pennsylvania, but we hold the property in remembrance of his support for our initial move to New Mexico.

1973 – Roberto Martinez, Little Ferry, NJ

My parents purchased this property in 1973 when my father was stationed in Spain. He heard about Tierra Grande from his brother and sister. The property was then transferred to me. I have maintained the property as an investment.

1973–William Coleman & Deborah Teltscher, LA,CA

Dr. Nada Radinger originally purchased two lots from Horizon in trust for her daughter Inge Teltscher and her granddaughter Deborah Teltscher on November 11, 1973. Following the passing of Nada and Inge, ownership of these lots is now the property of Nadia Radinger's intended heir Deborah Teltscher. The lots have been in our family now for 52 years. Nada bought the properties to leave a legacy for her beloved granddaughter. We have not visited the site but would very much like to see the properties sometime and get to know the community. We will continue to hold these properties for the near future. In the meantime, we continue to be impressed with all that the association has accomplished over the years and follow developments from afar via your excellent newsletter and website.

1973-74 – Jackie & Deborah Cooper, Sandford, NC

I bought the land in 1973/74 when it was Horizon. I was a specialist in the army at Ft. Dix, 22 years old. I am originally from Abilene, Tx. Told the agent I wanted to have a ranch. Ended up getting married in 1974 and went to Germany. Came back in 1978 to Ft. Stewart, GA, had a family, went to Ft. Bragg, NC, retired from the army and stayed in NC. I have never seen the land, which is on my bucket list of things to do at the ripe old age of seventy-three. I continue to get real estate offers for the land. At the time of purchase, it would have taken quite a bit of money to get electric to the area of my lot.

1975 – Joseph & Josephine Luccioni, Grapevine, TX

Listening to a commercial back in 1975 from the Horizon Corporation at a time when I was seriously thinking of moving West really caught my interest. So much so that I purchased 7.86 acres on 10/21/75 in the Tierra Grande development and five additional acres on 2/21/76. I have visited Belen on several occasions and visited Tierra Grande which is still a beautiful place with the mountains in the background and the beautiful plains. As I was out of work for about a year in 1991 and was offered a job in Dallas, TX which I moved to in 1992. I retired in 2004 and live in Grapevine, TX with my second wife. She works and will not retire for a few more years. Looking to visit Tierra Grande early next year, the Good Lord willing, and I hope we can meet with Sue.

IMPORTANT – BALLOT

Election of 2025 TGIA Board Director

In a continuing effort to simplify the process for members to return the election ballot for a TGIA Director, a separate ballot is included in this mailing. Please sign the ballot as designated, then fold, seal the edges and return via USPS – TGIA must receive the ballot by July 18, 2025. A postage stamp is NOT required.

Community Clean-Up

Planned for the Fall of 2025

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 2025. 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 or Ron Robbins at 505 864-2345 or email info@tierragrande.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 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.

Living in RV Against Covenants

Living in an RV or secondary structure in Tierra Grande is 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.

NM Tax Relief for Veterans

State of NM Residents ONLY - HB 47 puts into law the veteran tax relief NM voters approved last November. Standard Veterans Property Tax Break increases to \$10,000 for 2025 property taxes. Look over your NM Notice of Value.

TGIA Needs Your Email Address

To reduce mailing costs, we are looking into voting electronically. If you are an owner who does not have access to electronic voting options, it is important that you contact us with that information.

To verify or update your email address, please visit www.tierragrande.org – and fill out the “contact us” portion.

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.

Out of Towners – Do You

Plan to Visit the TGIA Office?

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.