

Tales 'n' Trails

OCTOBER 2025



TIERRA GRANDE

ASSOCIATION INC
SUPPORTING OUR

MEMBER COMMUNITY

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

Information from the 2025 TGIA Annual Meeting

President's Remarks

Ms. Davis shared a few updates with the TG members on the status of the 2023 Member Survey responses:

Create water supplies (tanks) at strategic areas on TG for use by the fire departments to fight home fires & wildfires – 91%.

A property in TG with a well was purchased by TG. SunZia – has promised to drill us a FREE well on a lot, owned by TG. It has been almost two (2) years since that promise was made. We continue to receive communications that the well bids are forthcoming.

Partner with an internet provider to provide cost effective, quality internet in the community – 87%.

Socorro Electric is partnering with a company to bring broadband to the areas Socorro Electric serves – it may take a few years to get to us.

TransWorld Network serves the northern end of Tierra Grande.

StarLink is now available in the area. It provides excellent internet service. Then there are various other options such as hotspots with cell phone providers

Enhance TG website – 77%.

Efforts to improve the website are ongoing. Ron Robbins has consolidated pages, installed a search bar, and made additional changes to make our website more user friendly. The site is always updated with recent / applicable information.

If a fire station is not feasible, explore the possibility of moving the TG office and community room closer to the TG main entrance at Mallette & HWY 47 – 74%

TG explored the possibility of building a community room and office on a lot TG owns. It became evident that it was not cost-effective to construct and maintain. Staff safety and security concerns outweighed the benefits.

Meet with local realtors - promote TG – 74%

Sue Moran met with several realtors to promote TG, we have also joined the local Chamber of Commerce to get the word out about our community. Our for-sale-by owner spreadsheet draws a lot of attention. That spreadsheet is distributed to the Chamber, is listed on our website, posted on our office window, and distributed to interested parties.

Create a new brochure showing the benefit of moving to the TG community – 64%.

Our Member Benefit brochure has been updated to reflect the positives of Tierra Grande ownership. From the phone calls and emails, we receive, there appears to be a lot more interest in our community. We average about three (3) new owners per week, there are currently three (3) homes under various stages of construction, we are expecting two (2) new house plans to be presented shortly and an individual purchased a large lot which he plans to subdivide and construct several spec homes.

Update TG promotional video – 62%.

The TG Board made the decision not to update the video at this time.

Increase funding for current grants and/or add new grants – 55%.

In 2024 the Board approved a little over \$10,000 in member grants. The Board increased the funding of member grants for 2025 to \$50,000. All grants must benefit the community at large. The Board approved changes to the grants as follows:

Water Conservation – increased from \$1,000 to \$2,000.

Road Assistance – for roads NOT maintained by the County – a one-time grant which is capped at \$2,500.

Roadside Power Line Extensions – increased and set at \$1,500 / pole with a cap of \$15,000.

Energy Conservation – increased from \$1,000 to \$2,000.

Nothing is ever as easy as it seems. The Board of Directors has the best interests of our members in mind and will continue to move forward to achieve your goals.

Treasurer's Report

Jim Lardner, Treasurer, shared the following:

Selection of new accounting firm: Paul Lujan – PNL Accounting

Selection of new auditor/reviewer: Jason Sais, CPA – Sais & Associates

Updating TG's accounting program from Quicken 2005 to QuickBooks – which will provide improved detailed reports.

2025 Tierra Grande Annual Meeting Notes Continued

Treasurer's Report Continued. . .

Budget – Why it is broken into two parts? –

Operating / Discretionary (to keep everyday operations within Assessment revenue collected) – on a cash basis operations were in the red – per the Financial Review – accrual basis – operations were in the black.

Discretionary - these are items that are not necessary for the day-to-day operations of TG BUT do enhance the future of TG. Funds to cover discretionary costs come from interest income, wi-power tower site rent, transmission line easements, leases, and misc. income.

In 2024 TG purchased additional preservation land which adjoins the existing TG lands. This was done to prevent the land from being developed which is happening in that area.

TG also purchased a lot at the intersection of Military HWY and Manzanita. This lot had a well on site. The plan is to install a water tank and fire hydrant on site for the use by wildland and residential fire suppression efforts, and the Valencia County Road Department will use it as needed - for Tierra Grande. This lot is now the new location to park the semi-annual dumpsters for clean-up.

TG also spent funds to fence two lots owned by TG, to begin entrance beautification efforts and to pay for the liability insurance on preservation land.

Foreclosures also fall under the discretionary heading – it is expected that TG will recover most of these expenses when the properties are sold in a foreclosure sale.

Funds also cover grants – these grants are designed to benefit the overall community such as power line extensions, road improvements, and water and solar environmental efforts.

Annual Financial Review Report for 2024

Jim Lardner, Treasurer, discussed the Annual Financial Review. He noted that this is a Review not a full Audit. There were no findings.

Big Horn Sheep Presentation, NM Department of Game & Fish Representatives

Dr. Nicole Tatman, Big Game Program Manager, for the NM Department of Game and Fish, introduced Dr. Tom Batter, Bighorn Sheep Biologist and Sgt. Tuff Wimberly, Enforcement officer, also of the NM Department of Game and Fish.

Dr. Batter, shared a presentation of the Life History of the Bighorn Sheep living in Tierra Grande's preservation land, encompassing, the social, diet, and habitat of the sheep. He noted that the average lifespan is up to 14 years, rams have a polygynous mating system, with ewes giving birth to one lamb annually. The Rocky Mountain Bighorn in NM historically occupy the mountainous northern regions of New Mexico. The sheep were extirpated from NM by 1900. Reintroduction efforts were initiated in the 1930s with Bighorn from Banff National Park, Canada.

The Bighorn in the Manzanos including TG were reintroduced in 1977-1978 with the bighorn from the Pecos Wilderness. It is estimated the current population is between 50 – 70. Ten (10) GPS collars were deployed in November 2023. There are eight (8) actively remaining.

Dr. Batter went into the Biological Benefits of Bighorn Ram Hunting. Removes older males that have bred for a few generations. Provides opportunity for different genetics to be passed on. Reduces competition for resources for younger rams and ewe-lamb pairs. Does not negatively affect population abundance.

Bighorn Hunting and Private Lands Some populations exclusively occupy private property – as is the case with TG's preservation land. NM Game & Fish has agreements with private landowners to offer private and public Bighorn hunting opportunities. Rules and regulations are flexible, mutually agreed upon across all parties. Can require an escort (i.e., hunting guide, HOA member)

Conservation Success Hunting and conservation programs are mutually related. Hunting Bighorn in NM is a rare privilege and, in part, a celebration of successful conservation efforts. Based on the ratio of Bighorn Ram's to age, population, density, etc., Dr. Batter suggested that harvesting one (1) Ram at this point would benefit the TG herd at large.

Poaching Sgt. Wimberly, Enforcement Officer for NM Game & Fish, addressed the need for reporting suspected poaching. Ms. Moran noted that TG will and has prosecuted illegal hunting in TG's preservation land.

Water Ms. Moran noted that there is a need to install a water tank in the preservation land as drought has taken a toll on all the livestock in the area. Currently, Kim Pravda, Preservation Land Steward, trucks water to the troughs. A long-term solution needs to be considered which will cost a lot of money to resolve.

Dr. Tatman shared that it will be up to TG's Board of Directors to decide the requirements of offering a Bighorn Ram in TG's preservation land such as what period, requirement of a guide, etc.

Ron Robbins, IT/Operations - Ron Robbins, IT/Operations reported that the TG website has been kept up to date. Trying to keep it simple and unified. Mr. Robbins also noted landscaping services for the main TG entrances have begun. The landscaping is scheduled on a quarterly basis. Ms. Moran interjected that Mr. Robbins is now in charge of day-to-day office operations, including roads.

Documents and Video Related to the 2025 Annual Meeting

Can be found on our website at www.TierraGrande.org "Member Meetings"

2025 Annual Meeting Continued. . .

Sue Moran, Administrator Ms. Moran opened by thanking C&C Café for catering the TG Annual Meeting. The food is delicious. She went on to share efforts to save money, i.e., all printing is now done inhouse (letterhead, brochures, billing statements, and the newsletter) – saving approximately \$7,000 annually. Every effort is being made to keep within the operating budget which is funded by the assessment revenue collected. She also talked about staff changes. Ron Robbins will be managing day-to-day operations, roads, phone calls, emails, picking up ACC duties, etc. Ms. Moran will be handling Accounting, Board, Foreclosures, Legal matters, and covering for Ron during his time off. Mr. Robbins and Ms. Moran will share aspects of the Annual Meeting, Special Projects, and the Newsletter. Ms. Moran noted that she has begun a regular reduced work schedule of three (3) days a week Sunday, Monday & Tuesday.

Ms. Moran also shared that the majority owners of Units 19 in Valencia County and Unit 16 in Socorro County have removed the protective covenants. This means that TG no longer has the authority to oversee those Units. The owners of these Units are planning to develop solar fields within these Units.

Election Results – George Hobbes, Ballot Committee Chair

191 Ballots were received, totaling 240 votes.
240 votes for Rhonda Davis – unanimously re-elected to the TG Board of Directors

Change of Address & Email Address

It is important to keep your mailing address as well as your email and phone number 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.

State & County Policy Regarding Bad Addresses

We want you to be aware that the State and County policy regarding property tax documents is that 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

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 2021 with no activity will be removed from the catalog in March 2026 unless TGIA hears from owners that they are still interested in offering the property for sale.

HAPPY 50th ANNIVERSARY

Thank you to all who responded to the request to provide background as to when/why they purchased land in TGIA over 50 years ago.

1969 – Ronald J Russo, Spearfish, SD

I was discharged from the Army in October 69 and returned to Newark, NJ. I attended a Horizon dinner party and was impressed. I became a salesman for Horizon and worked out of the Union NJ office where my brother Pat Russo and Tony Perez created a fly & buy program offering low-cost flights to all the Horizon properties. I eventually bought lots in several communities including Tierra Grande. I eventually moved into the Rio Communities and worked on site for a while before family issues caused me to return to New Jersey. I enjoyed being a part of Horizon. Truly a wonderful experience that continues still.

1972–Harold & Roberta Hill, Gulfport, MS

I purchased a Horizon property lot in 1972, while I was living in Oklahoma. Later I traded it for a lot in Tierra Grande. My original intention was to build a second home, but time got away from me. As a result, my lot is included in my Will to pass on to my grandson, who will certainly develop it.

1973–Jack Donald, Dunkirk, MD

I purchased a Horizon property lot in 1973. Thought of it as an investment. I know now that it was not a great investment. I will be selling the lot.

1973–John & Edith Renton, Clearwater, FL

Although we are now living in Florida with stops across the country, we are still in love with the West. We purchased in Tierra Grande from Horizon. I was a Captain in the Air Force at that time, and we thought the land would be a worthwhile investment. We considered it as a retirement property. Although appreciation is small, we still like the land and plan to pass the property on to our youngest daughter who visited the property and fell in love with the area. She and her fiancée are already planning to develop the property once their work lives settle down.

1975–Samuel & Patricia Pearson, Katy, TX

My wife Patricia and I brought our land around 1975 from a family friend working for Horizon Corporation. We lived in Stafford, Virginia and I was a Deputy with the Sheriff's Office and Lynne worked for the county tax office. One of the benefits of buying, was a plane trip to see the property. Funds were tight and we had recently gotten married. The trip to Albuquerque was used as our Honeymoon. We had a wonderful time and were shown around by the family friend. The property and downtown Albuquerque restaurants are a perfect gift to ourselves.

IMPORTANT

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.

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 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 Valencia County or the Socorro County Treasurer, depending on where the property is located.

Property tax bills are sent by the County Treasurers at the beginning of November with payment due in December of the same year.

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.

Property Classification of Vacant Lots

To clarify, if the tax bill for your Tierra Grande property reflects "non-residential" that ONLY means there is no structure on the property. The lot is, per the protective covenants Residential NOT Commercial.

Keep in Mind Protective Covenants When Considering ANY Lot Line Shifts in Tierra Grande

Any modification to your property line in Tierra Grande must be reviewed and approved by the Architectural Control Committee prior to a survey. 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.

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.

Recognizing Long Time Residents

44 Years-Bill Martin, 40 Years-Angela Blasi

37 Years: Clayton Self

35 Years-Vincent Giangrossi

34 Years-Jay & Jodie Gardener

33 Years - Mike Scott

31 Years-Carol Claus, David & Marianne Holmes,

Sara Miller, Albino Tafoya

30 Years-Joe & Virginia Smiel

29 Years-Martin & Sandra Sisneros,

Betty Smith

28 Years-Mike Wooley & Melody Brooks

27 Years-Walter & Karen Florence,

Danny & Denise Self, Mary Jo Sigmon.

26 Years-Aileen Littlejohn,

Rebecca & Dave Fergusson

25 Years-Leonard & Lydia Castillo,

Rich & Carol Palmer, David & Xiomara Wright

24 Years-Beatrice Aragon, Wesley & Tabitha Miller

23 Years-Enrique & Bobbie Jo Valdez

Richard H & Pamela J Rast,

Michael & Deborah Steininger,

Jerry & Lou Trujillo, Marte Mazzone Twinn

Kelly & Cynthia Whiteacre

22 Years-Stuart & Patricia Major, Edith Schulz,

James & Shelly Shaw, Catherine Wolfe

21 Years-Howard & Carol Masseegee

Valerie & Dennis Lindsey, Ronald & Vivian Lytle,

Ann Sims McCartney & Ward McCartney,

Jeffrey & Darla Stynen

20 Years-Richard Moore, Luke Woelber,

Art & Irma Montez, Stacy Anderson

Happy 11th Birthday - Little Free Library