

Tales 'n' Trails

FEBRUARY 2026



TIERRA GRANDE

ASSOCIATION INC

SUPPORTING OUR

MEMBER COMMUNITY

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

Grants

Grants totaling \$6,000 were paid in 2025 which improved road access to 14 properties. Grant policies and applications are on the TGIA web page: www.tierragrande.org.

Where Your Dues Go

- We work hard to protect ownership/titles by reviewing over 5,000 Socorro and Valencia County property records against TGIA records resulting in approximately 10 corrections. Staff work diligently to find property owners. This year we informed the appropriate County of approximately 150 owner mailing addresses.

- Mailed out more than 50 New Owner Packets and recorded over 140 ownership changes.

- Organized two community cleanups.

- Partnered with the Valencia County Road Department to repair roads and replace a cattleguard.

- Paid for and installed signs when applicable in the community.

- Supported efforts to protect Preservation Land by installing additional signs, locks, and gates and worked with New Mexico Department of Game & Fish, the U.S. Forest Service and Universities for student access to the Preservation Land.

- Enforced the Protective Covenants by investigating, reporting, and following up on violations.

- Continued to market the For Sale By Owner catalog to help owners sell their lots.

- Enforced Lien Policy for lots in arrears and held a foreclosure sale in December 2025.

- Our Email blast reached over 224 recipients weekly to share community related information.

- Updated the Five-Year Plan available on the TGIA webpage.

- Worked with County representatives, public works, planning & zoning, county commissioner, and sheriff on issues related to Tierra Grande.

- The Tierra Grande Architectural Control Committee helped many people fulfill their construction dreams within the Protective Covenants to make Tierra Grande a diverse and welcoming community.

- Completed a successful Audit/Review for 2024 which can be found on the TGIA web site.

- Celebrated the 10th anniversary of Little Free Library
.... Continued on page 2

Another Year Gone By – Working With and For Members in 2025

During this past year, many positive changes have happened. The dues you pay have been put to beneficial use to support the Tierra Grande community into 2026.

We have listened to your recommendations and are doing our best to implement your ideas. Nothing is ever as simple as it seems. Sometimes unforeseen hurdles must be addressed. Suggestions from the 2023 Member Survey continue to be implemented.

Entrances, Roads

We have improved the main entrances to our Community. All have new entrance signs designed by one of our members. All but one entrance have streetlights. TGIA hired a landscaping firm to keep entrances trimmed and clean.

This year, Diablo Dr. has a new cattleguard – the plan is to improve other cattleguards in the future,

Wells & Holding Tanks

TGIA paid for the drilling of a well on a lot the Association owns in Unit 20. This well is solar run with a 10,000-gallon non-potable holding tank. The water will be designated for use for our wildlife drink tanks. A similar set up will be installed on another lot TGIA owns. The plan is to have hydrants installed at these locations before the end of 2026 for use by the fire and road departments to help our community.

Each of these projects was funded out of TGIA's discretionary account for around \$100,000.

Website

The Tierra Grande website is continuously updated with information. Ron Robbins, IT/Operations, is working on improving on-line payment options.

For Sale By Owner Catalog

The For Sale By Owner Catalog has been updated. Properties in the catalog over four years with no activity have been removed. Call for information 505 864-2345.

2025 In Review Continued. . .

- In 2025 we implemented a new accounting program, hired new accountants, learned how to file tax documents, and edited and printed the newsletter.
- On a day-to-day basis we provided service to members such as maps, notary, and fax services, obtaining historical deeds, guiding owners/family regarding changes of ownership, transfer upon death deeds, probate contact information, etc.
- Tierra Grande has almost 2,600 landowners. During 2025 we answered your calls, met with many of you directly, represented you when necessary, and, hopefully, responded to your issues and concerns professionally and as quickly as possible.

Unpaid Assessments

Unpaid TGIA Assessments for 2025 have begun to accrue interest at the rate of 8% per annum. Accounts in the 2nd year of nonpayment will be sent to legal counsel to begin foreclosure proceedings. Payment in full for past due assessments plus fees and other charges must be recovered from owners who want to remove their TGIA lot from legal action.

How Long Have You Been a TGIA Landowner?

The TGIA board continues to recognize those of you who have been owners for 50 years by awarding you with a \$50 credit to your account if you are in good standing (current on the payment of your assessments). We look forward to hearing from our faithful owners who purchased their TGIA lot in 1976 (or earlier if you have not already received a \$50 credit). Many 1976 owners have sent in their story, and we are holding those announcements for the June newsletter.

If you have **not** previously submitted your name along with a brief intro as to why you purchased in TG, we look forward to hearing from you. Please provide the approximate year you purchased the property. Send us the information via email: info@tierragrande.org

Comments / Suggestions / Concerns

We appreciate hearing from you. How do you think TGIA is doing? Are we representing you fairly? Do you have questions? Please feel free to be positive or constructively critical. We review and respond to all comments.

Suspension of Membership Rights

The TGIA Board of Directors recorded a Resolution regarding the Association's right to suspend a member's rights to enjoy certain Association benefits in accordance with the Amended Articles of Incorporation. Per Section 3 – Suspension of Membership Rights as outlined in Article Five of the Amended Articles of Incorporation.

A. A member's rights, including, but not limited to, the right to vote, (see Article II of the Amended Bylaws for "membership" privileges) may be suspended by resolution of the Board of Directors under the following circumstances:

1. The member fails to pay any assessment or charge when first due according to the provisions of any recorded instrument relating to such assessment or charge.
2. The member, family, guests, tenants, (et al.) violate any rule or regulation adopted by the corporation regarding the use of any property within Tierra Grande.
3. The member or the members' family, guests, tenants, (et al.) use any property within Tierra Grande contrary to any protective covenant regarding the property.

B. The suspension of membership rights based upon the failure of the member to pay any assessment or charge when first due shall continue until five business days after the past due assessment, together with interest or other charge collectible with such assessment or charge is paid in full. The suspension of membership rights based upon the violation of a rule, regulation, or protective covenant shall continue for thirty days after the date the Board adopts a resolution suspending membership rights, or as long as the violation continues.

TGIA Preservation Land Access

The combination to gates to certain areas in Tierra Grande will be changed around April 1, 2026. Contact the TGIA office to obtain the new combination (505-864-2345 or info@tierragrande.org.) Please re-lock the gates as appropriate. If the locks are placed too low on the gate, it can make it difficult to open should rain, snow or mud pile up around the bottom of the gate. Do not forget to pick-up a new Preservation Land pass if you have lost one by stopping into the Tierra Grande office.

**Documents, Videos and the Link to Participate in Meetings Via Zoom
Can be found on our website at www.TierraGrande.org “Member Meetings”**

TGIA Covenant Items Worth Mentioning

- Annual Assessments / Dues are an automatic Lien on any Tierra Grande (TG) residential lot you may own.
- If your TG property has been approved for a variance by TGIA, please remember the variance is not transferable to new owners.

All TGIA lots shall be used for:

- ONLY single-family residential purposes
- No building shall be erected, altered, placed, or permitted to remain on any lot other than one (single-family dwelling, except as hereinafter provided, as well as a private garage, carport, servants’ quarters, or other related outbuildings all of which conform to the exterior design of the main residence
- No dwelling shall be used except as a single-family dwelling.
- Lots more than five acres in size may be re-subdivided, but not more than one for each five gross acres of the original lot. Such subdividing shall comply with the laws of the State of New Mexico or its political subdivision.
- The lots so created shall be subject to the covenants and restrictions set forth herein
- ALL items mentioned above must be approved by Architectural Control BEFORE construction begins or fees and fines will be assessed.

Other Items of Interest

- Dumpsters from the Keep New Mexico Beautiful program may be awarded to TGIA in April 2026.
- Valencia County GIS Maps: If your Tierra Grande property lies in Valencia County you can find the GPS coordinates by filling in your owner information at: <https://arcgisce2.co.valencia.nm.us/parcelmap/>
- Valencia County Tax Bills / Importance of Keeping the County and TGIA informed of a change of address: Per the Valencia County Treasurer – tax bills are mailed out once a year and delinquent tax bills once a year. As for returned mail due to “No one at this address,” “deceased,” “undeliverable as addressed,” the Treasurer’s staff documents the reason, date and initials of the person entering the data into the system. In these cases, the Treasurer will not mail future tax bills.

Budget Information on TGIA Web Site

The Tierra Grande annual budget will be on our website (www.tierragrande.org) once the 2026 budget is approved by the Board of Directors.

GRANTS

Available to Members in Good Standing

TGIA has the following Grants available to members in good standing. The most requested grant is for solar (energy conservation) then water conservation, followed by road improvements, then power line extensions. The Grants are as follows:

Water Conservation

Capped: \$2,000

Limits & Requirements: One grant per developed lot. The grant cannot be used to upgrade or maintain existing systems. Applications must be submitted for approval prior to beginning the project.

Reimbursement: Requires receipt / proof of work completion and if applicable a copy from the State Environmental Department be provided showing proof of approval for alternative toilets.

Road Assistance

Capped: \$2,500.

Limits & Requirements: Applicant provide proof that the road is NOT on the County maintenance list. The grant cannot be used for driveways or culverts. One grant per developed lot. Applications must be submitted prior to beginning the project.

Reimbursement: Requires receipt/proof of work completion

Power Line Extensions

Capped: \$1,500 per pole with a cap of \$15,000 (10 poles).

Limits & Requirements: One grant per lot. Applicant must provide a signed contract with Socorro Electric Cooperative (SEC). Applications must be submitted prior to beginning the project.

Payment: Requires that proof of completion by SEC be provided before payment is made directly to SEC.

Energy Conservation

Capped: \$2,000.

Limits & Requirements: Clarifies that it cannot be used for maintenance of energy conservation items such as batteries, solar panels, etc. Limits one grant per developed lot. Requires application to be submitted prior to beginning.

Reimbursement: Requires copy of receipt and final electrical inspection report be provided prior to reimbursement of the grant funds.

Grants can be found on the Tierra Grande website: www.tierragrande.org.

IMPORTANT - BOARD RELATED

Board Director to be Elected

If you are a resident of Tierra Grande and would like to serve on the TGIA board, please send your resume with a cover letter. Your letter of interest must be received no later than April 15, 2026.

If you want to nominate someone, be sure they are willing to serve the full five-year term before sending a cover letter and resume. The election of the Director is held at the July annual meeting.

About Your Board of Directors

- The Board is part of the leadership team of a corporation. TGIA is a corporation, and the Board is responsible for running this business. Investors are the association members, and the Board is responsible for using assessment dollars responsibly.
- The Board is made up of elected "officials" making your board like a town council which is responsible for ensuring that rules are appropriate and fairly applied. TGIA landowners are the "citizens," and the Board is responsible for maintaining and enhancing the quality of living.
- Ultimately, the role of the Board is to protect property value. This is accomplished by operating the association, maintaining the common property, and enforcing governing documents.

Tierra Grande's Governing Documents

- Governing documents provide the structure so the board can work effectively, guide board decision making, and support association operations. Their greatest value, however, may lie in the protections they provide to association members.
- They give the board the authority to govern by providing for the operation and regulation of the community.

Breaking Down the Governing Documents

NOTICE OF ASSOCIATION & TGIA PROTECTIVE COVENANTS - This recorded Notice of Association Declaration contains reference to the Protective Covenants that regulate landowner responsibilities within the properties described in the Notice of Association. The protective covenants bind all the owners to the association, establish association responsibilities, and define owners' rights and obligations.

ARTICLES OF INCORPORATION - Articles of Incorporation initially create the corporation under state law and define the association's basic purposes and powers. They may specify such things as the number of directors, terms of office, and other specifics about how the board functions.

BYLAWS - Bylaws contain provisions concerning actual association operations, such as meetings, procedures for electing the board members and officers, and duties of the board. Sometimes the bylaws cover the same topics as the declaration / protective covenants.

RULES REGULATIONS & RESOLUTIONS - Boards adopt rules and regulations consistent with the declaration of proprietary lease, the bylaws and state law. Rules are usually recorded at a board meeting in the form of a motion called a policy resolution. Making and enforcing rules are important responsibilities for boards that must be undertaken with care. In addition to policy resolutions boards adopt administrative, special, and general resolutions. These resolutions specify how the association should operate. Board members should familiarize themselves with all association resolutions.

2025 TGIA Board Meeting Dates

Usually, the last Wednesday of the month at 4 p.m.

January 28 / February 25 / March 25 / April 22

May 20 / June 24 / July 18 - Annual meeting

July 29 - Election of Officers

August 26 / September 23 / October 28

November 18 / December 16

If you are interested in participating in a meeting, email info@tierragrande.org prior to the meeting date. we will have a chair ready for you or send a zoom link.

Death Certificates-Information & Changes

If you have filed a death certificate for a loved one and their name still appears on the property tax records, contact the Valencia OR Socorro County Tax Assessor, to let them know the death certificate was filed. There may be additional paperwork required. Do not assume that since the death certificate was filed that the property records have been updated.

Pay Attention to Property Value Notice

Each spring a Notice of Property Value is mailed to property owners from either the Valencia or Socorro County. A window of opportunity exists to protest the value, which is the basis for the property tax. The protest period generally ends at the close of April. If you choose to protest, contact the applicable Tax Assessor's Office directly.

Socorro County: 575 835-0714

Valencia County: 505 866-2417