

# Tales 'n' Trails

June 2026



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 18, 2026, 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." There you will also find a link if you would like to attend the meeting via Zoom.

The following business will be transacted:

- Board President addresses members
- Treasurer's Report
- 2025 Annual Financial Review
- Valencia County Commissioner's Report
- NM Department of Game & Fish – Big Horn Sheep
- Operation's Report
- Administrator'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 53 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

### ALEXA ROBERTS

I have lived in Tierra Grande since 2018, when I moved back home to NM after spending nearly 20 years as a national park superintendent in rural Colorado. Since "retiring," I have maintained my connections to the amazing national historic sites I worked for, as a member of the Boards of Directors of two non-profit organizations – the Sand Creek Massacre Foundation and the Santa Fe Trail Association. Closer to home, I serve as an officer in the Valencia County council and local club of the Extension Association of NM and volunteer as an election judge for Valencia County. In short, I thoroughly enjoy community service and participation. So, when the opportunity arose to complete the term of a vacant board position for TGIA a couple of years ago, how could I say no? I love living in Tierra Grande and consider it an honor to contribute to our beautiful community!



### 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 2026. 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.

Preservation Land access is a benefit of TGIA members in good standing. 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.

**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.

**Cattleguard:** Valencia County Public Works installed a new cattleguard at the Diablo entrance, one of the most used entrances in the Tierra Grande community. Tierra Grande donated \$19,000 for the purchase of the cattleguard.

## *Changes In Tierra Grande*

**Solar Project:** Arevon Energy, is in the process of developing solar fields in the two sections of the southern portion of Tierra Grande in Units that TGIA no longer oversees as the Protective Covenants have been removed by the majority owner.

**Sand Canyon Entrance Repaired:** Heavy rains washed out the main entrance to Sand Canyon creating hazardous conditions. The entrance has been repaired at a cost of over \$2,000 and is ready for adventurers.

**Wildlife Water Tank:** Tierra Grande paid for the installation of large water tanks to support the wildlife in our Preservation Land during the summer months.

**Wells & Water Supplies:** With funds received from various transmission line easements, TGIA had the funds to drill a well on a lot owned by the Association and to purchase a lot in the community with an existing well. 10,000-gallon water holding tanks have been installed on each of those lots. The primary use of the water is for wildlife / grazing. Secondly, TGIA is entering into Mutual Aid Agreements with County Wildfire Prevention efforts, the local fire department and with Public Works to help with road / dust remediation.

**Tierra Grande Development:** 4/25 - 3/26 The Tierra Grande Architectural Control Committee approved the construction of one (1) new home with three (3) timeline residential extensions, one (1) other home is almost complete. There were three (3) workshop/storage building approvals. All located in the Valencia County portion of Tierra Grande.

**Roads in Tierra Grande:** Recently, Valencia County approved accepting sections of roads in our community where a home has been built or where wells and water supply tanks are located. Portions of the following roads will be upgraded in the future: Lavar Lp, Fachada Cir., Aula Lp, Abeto Cir., and Trampas Dr. Per County requirements the roads must be brought up to County standards. Tierra Grande has set aside \$50,000 to contribute to the County's efforts to improve these roads.

**Interactive Map of Tierra Grande:** Visit our website at [www.tierragrande.org](http://www.tierragrande.org) click on the heading: Plat Maps. There you will find a new interactive map of Tierra Grande which shows power lines and outlines each Unit that is overseen by TGIA.

**Payments via Credit Card:** Our website has been updated to a more user-friendly process for paying your assessments via a debit or credit card. The new format now includes space for your TGIA account number, although it is not required.

## *Valencia County*

**New I-25 interchange:** Is under construction. It is hoped that the first phase connecting I-25 east to HWY 314 will be substantially completed by the end of 2026.

**Hospital:** The foundations are poured and construction is on track. Located at NM 6-W & Sand Sage Rd., Los Lunas. The hospital should be operational by the end of 2026.

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

**City of Rio Communities:** Maverick Gas Station and RV Park have begun construction which is expected to be completed by the end of 2026. New housing developments within the City are ongoing. A new bypass road was constructed to link the industrial park to alternative access to HWY 47. Thus, reducing semi traffic.

**City of Belen:** 300 Unit residential, commercial, and open space development is planned. Belen City Council approved a planned 395-acre solar array.

**Village of Los Lunas:** Housing developments continue within the Village. Sunset View Marketplace Shopping Center: west of I-25 is in the planning stages.

**esVolta Battery Storage Company:** Revenue bonds for the benefit of the battery energy storage company that plans to go operational in 2028.

**Nursing Home:** A special use for a nursing home or similar medical facility has been approved by Los Lunas.

**Pacific Fusion:** Selected Los Lunas to build its \$1 Billion facility. Plans to open its manufacturing center by the end of 2026.

# ***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 2026.

*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.*

## ***1970 – Douglas & Donna Frank – Rockford, MN***

We bought in 1970. Originally purchased two commercial lots. Then traded those for the current parcel. This was for investment.

## ***1973 – Anthony LoCascio, Howard Beach, NY***

My parents purchased two (2) TG lots for me as a gift.

## ***1973 – Marvin & Patricia Weaver, CO Springs, CO***

We purchased ten acres in 1973. At that time, we were told that we could swap to a property in Palmer Lake, Colorado when it became available. That program did not pan out so we still have the land in New Mexico. We are getting up there in age and will plan to sell it while we can.

## ***1974 – Dennis Fico, E Northport, NY***

I purchased my property from Horizon Corp. (We all know how that went) in hopes that it would be developed and grow into a prosperous community. My hope is that one day we can see that happen.

## ***1976 – Robert Rife, Corona, CA***

I purchased my lot in February 1976 when I was living in Mesa, AZ. I saw how the desert around Phoenix was being quickly developed, and I assumed that a similar growth might happen eventually around Albuquerque. I liked the view and the cooler climate, so I bought fourteen acres as an investment. I was wrong about the possible growth, so the land will probably go to one of my kids eventually.

# ***More Related Updates Tierra Grande***

## **Foreclosure Sale**

A foreclosure sale of Tierra Grande lots will be scheduled this year. If you would like to be informed, please email your request to Ron at [info@tierragrande.org](mailto:info@tierragrande.org) and he will add you to the email list of interested parties.

## **Updates to Schedule of Fees & Fines And Other Policies/Practices**

The Fees & Fines schedule related to Architectural Control policy enforcement and to the cost of TGIA's initial processing of Foreclosures has been updated. Foreclosures fines have been increased to offset the cost of processing owners who receive at least six (6) notices from TGIA regarding the past due amount. On top of that staff spends a lot of time researching owners, addresses, title, and preparing information for our attorney to begin the official notification of foreclosure. You can find the schedule at: [www.tierragrande.org](http://www.tierragrande.org) under "Updates."

This same Fee & Fine schedule will be updated as it relates to Architectural Control (AC) enforcement. Once the AC Committee meets it will prepare recommendations for the TGIA Board of Directors to consider for implementation.

Measures: The updated practice related to the Criteria for Measuring Foreclosures can also be found under "Updates."

Sale of TGIA Owned Lots: This policy has also been updated to incorporate changes to foreclosure requirements. Per the foreclosure law, TGIA must wait nine (9) months from the date the property is transferred to TGIA. To make sure that previous owners/heirs have an opportunity to purchase the property back from TGIA.

## **Socorro Electric Cooperative**

Socorro Electric Cooperative (SEC) is the provider of electric service to Tierra Grande. Recently, the Co-Op identified an issue with the main substation/transformer servicing Tierra Grande. On March 16, 2026, SEC successfully energized the new substation/transformer located in the middle of the Tierra Grande subdivision (the Burris substation). This upgrade is now delivering reliable power to Tierra Grande residents and beyond.

# IMPORTANT – BALLOT

## *Election of 2026 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 17, 2026. A postage stamp is NOT required.

### **Community Clean-Up Planned for the Fall of 2026**

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 2026. 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 Ron Robbins at 505 864-2345 or email him directly at: [info@tierragrande.org](mailto: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 many of our owners do not live locally 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.

### **Requirements for Farm Animals**

We are frequently asked about farm animals other than the 2 horses per 5 acres allowed by the protective covenants. The answer is simple. First there must be a residence on the property. Then the owner can apply to TGIA Architectural Control for a variance. A condition of approval is that the owner must keep the property clean and free of debris and not annoy the neighbor, or the animals must be removed.

### ***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.

### **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. Lien / foreclosure / practices as well as fees & fines were updated and are effective May 1, 2026. These materials can be found on our website: [www.tierragrande.org](http://www.tierragrande.org).

### **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.

### **PROMOTING TIERRA GRANDE**

Thanks to the effort of one of our members, Catherine Romero, a video promoting Tierra Grande has been uploaded to YouTube. You can find the video at [https://youtu.be/\\_M0G32bcjDc](https://youtu.be/_M0G32bcjDc)

### **TGIA Needs Your Email Address**

To verify or update your email address, please visit [www.tierragrande.org](http://www.tierragrande.org) – and fill out the “contact us” portion.