

Tales 'n' Trails

OCTOBER 2026



TIERRA GRANDE

ASSOCIATION INC

SUPPORTING OUR

MEMBER COMMUNITY

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

Information from the 2026 TGIA Annual Meeting

President's Remarks

Ms. Davis, TGIA Board President shared the following:

Year in Review

Tierra Grande Improvement Association has had a productive and successful year. Working together, the Board and staff have focused on implementing member feedback, improving community services, enhancing safety, and protecting our valuable natural resources.

Member Survey Initiatives

Many of our efforts this year were guided by recommendations received through the 2023 Membership Survey. Among the accomplishments were:

Fire Protection and Water Resources Community Grant Program

The Board increased funding for existing grant programs available to owners in good standing.

Current grant allocations include:

- Water conservation projects — up to \$2,000
- Road assistance for roads not maintained by Valencia or Socorro County— up to \$2,500
- Power line extensions — up to \$1,500 per pole, with a maximum of ten (10) poles
- Energy conservation improvements up to \$2,000

We established water storage tanks at strategic locations throughout Tierra Grande to support local fire departments in combating both residential and wildland fires. We are currently working with the fire departments to install pumping systems and exploring the possibility of designating certain tank locations as helicopter dip sites. In addition, we are coordinating with Public Works to provide access to water reserves for road maintenance purposes.

Website Improvements

We continued to enhance the TGIA website to improve accessibility, communication, and member services.

Community Promotion

Sue Moran met with local real estate professionals to increase awareness of the benefits of living in Tierra Grande and updated our community brochure to better highlight the unique advantages of our area.

President's Remarks Continued . . .

Entrance Beautification and Safety Enhancements

Significant improvements were made to our community entrances, including:

- Installation of lighting at each main entrance, improving both visibility and safety.
- Installation of new entrance signage.
- Repainting of the main Tierra Grande wall sign at Mallette.
- Financial contributions toward the installation of new cattle guards at Manzanita in 2024 and Diablo in 2025.

Looking ahead, we hope to continue our partnership with Valencia County and complete new cattle guard installations at all main entrances within the next two years.

Preservation Land and Wildlife Protection

Protecting Tierra Grande's Preservation Land remains a key priority. This year, TGIA funded the installation of a large wildlife water tank to help ensure reliable access to drinking water for local wildlife. We hope to recover a portion of this investment through future funding opportunities.

We extend our sincere appreciation to **Kim Pravda** for her continued dedication and leadership in supporting the wildlife within our Preservation Land.

In addition, repairs were completed at the Sand Canyon entrance following flood damage.

Big Horn Sheep Preservation Efforts

One of the most important conservation topics discussed this year involved the health and long-term sustainability of our Big Horn Sheep herd. At the 2025 TGIA Annual Meeting, representatives from the New Mexico Department of Wildlife presented information regarding the herd located within our Preservation Land. Their assessment indicated that the aging ram population could affect the herd's genetic health. Specifically, they expressed concern that continued breeding by older rams may limit genetic diversity and increase the risk of future inbreeding.

To address this concern, the Department recommended that TGIA consider the selective removal of one or two older rams, allowing younger rams greater opportunities to breed and strengthen the herd's genetic diversity.

2026 Tierra Grande Annual Meeting Notes Continued

President's Report Continued (from page 1) . . .

Discussions with the NM Department of Wildlife

Based on member feedback, TGIA began discussions with the New Mexico Department of Wildlife regarding a potential hunting agreement. Under the current proposal, *and* based upon herd inventory data, up to two hunting licenses may be issued in 2027. One license would be retained by NMDW, while the second would be allocated to TGIA. Revenue generated from the TGIA license would be used to help offset the costs associated with the installation of the wildlife water tank.

Current Herd Status

The Department recently completed an aerial inventory of the herd: 47 total sheep, 9 rams, 4 Class 4 (older) rams.

Because aerial surveys typically undercount wildlife populations, Department biologists estimate the actual herd size to be between 60 and 70 animals. A ground survey is planned following lambing season, September-October 2026, to obtain a more accurate population assessment.

Thomas Batter, Ph.D., Bighorn Sheep Biologist, NM Department of Wildlife stated he would be happy to speak to anyone. 505-394-3894

Closing

On behalf of the Board and staff, Ms. Davis thanked the members, volunteers, community partners, and county agencies for their continued support and involvement. The progress we have achieved this year reflects our shared commitment to preserving, improving, and protecting Tierra Grande for current residents and future generations.

Before I end:

I want to recognize Sue Moran for 20 years of service to TGIA. For 20 years Sue has been the steady heart of the Tierra Grande Improvement Association. Her knowledge is unmatched. She carries history, its challenges, and its successes with a depth of understanding that has guided us repeatedly. Yet what truly sets Sue apart is her genuine care for our community. Thank you Sue for 20 years of extraordinary service. Your impact is lasting and your devotion to our members is appreciated!

Treasurer's Report

Jim Lardner, Treasurer, shared the following:

The Tierra Grande Improvement Association is in a strong financial position, and we have successfully passed our annual financial review from our accounting firm.

My responsibility as the Treasurer of Tierra Grande Improvement Association is to oversee the financial integrity of the organization. This includes ensuring that financial policies are in place and adhered to, managing cash flow and maintaining accurate financial records. On a monthly basis I look over all bank and financial investments reconciliations, ensuring the accuracy and completeness of the balance sheet for the association.

Treasurer's Report Continued (from page 2) . . .

In 2025 we continued with our transition to our new accounting and auditing company PNL Accounting. TGIA has successfully completed the transition to QuickBooks. This new accounting software has enabled us to efficiently generate reports, keep close track of our budgets, both the non-discretionary and discretionary, and has made running the office more efficient.

The total net assets of Tierra Grande Improvement Association is a little over \$3.14 million dollars for fiscal year ending 12-31-25.

Annual Financial Review Report for 2025

The good news is that the auditor did not express an opinion on the review of the 2025 books. This means that we passed the 2025 financial review.

Looking at the statement of financial position or balance sheet, the most glaring change from 2024 to 2025 was the change to the land accounts on the Balance Sheet. The land account in 2024 is now sorted into three different land accounts for year end 2025 to categorize these assets more accurately.

1. Preservation Land: This is land that will never be sold.

2. Land for Sale: these are properties that have been acquired through gifts or through foreclosures. These lands are held for the appropriate time and then put up for sale.

3. Lands for Investment: These are lands acquired through gifts, foreclosures or straight out purchase that the Board of Directors and management has determined to be appreciating value lands and are to be kept.

In 2025 there was a \$78,000 adjustment to property, equipment, and Leasehold Improvements account. This adjustment was made after the fixed asset list was examined and all fully depreciated assets were removed. Assets that had value, meaning assets that have not been fully depreciated, were moved to the Property account.

The statement of activities has two revenue or income areas and has two different expense areas. The top of the statement of activities is the non-discretionary income and expenses or our operating revenue and expenses. For the fiscal year 2025 the association operated with a slight profit. The discretionary financial information shows a loss for this part of our organization. These discretionary expenses are not mandatory to run the association and are accounted for as such.

Socorro Electric Cooperative (SEC)

Manny Gonzales, CEO & Jimmy Capps, Communications

Mr. Gonzales said it is his goal, as the new CEO, to improve not only the SEC power line grid but to build a relationship with the SEC members. SEC upgraded the Burris Substation which is in the middle of Tierra Grande on the west side.

He also said that he and the SEC staff are looking into ways to keep costs down and at the same time completing repairs in a timely manner. One change is SEC adopted is a four (4) day work week of ten (10) hours per day. This change has saved thousands of dollars on gas, vehicle wear, and tear, etc.

Documents and Video Related to the 2026 Annual Meeting

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

2026 Annual Meeting Continued (from page 2) . . .

Socorro Electric Cooperative (SEC)

Several in the audience asked the same question, why has there recently been an increase in the flicker of power and actual outages that have lasted for several hours? Mr. Gonzales replied that the heat has been an issue. Usually, the system is set a fail-safe of four (4) flickers (indication of a potential problem) before power is turned off. However, due to the substantial risk of fire during this time of the year, the fail-safe has been set to turn off when just one (1) flicker is received. He referred to the SEC website where members can report and identify issues and monitor current outages.

Another question was the cost of construction of new residential power. It used to average \$3,000 per pole, now it is up to \$6,000 a pole. Mr. Gonzales responded that that was true. The cost of a new treated power pole has more than doubled in price in recent years.

Ron Robbins, IT/Operations

Mr. Robbins reported that he has been busy updating TGIA's website to include links to an overall map of TG including locations of power lines. The For-Sale-by-Owner catalog is now “live” online. It is updated as properties are added, removed and/or prices changed. There is also a link to the location of a lot. Doing these updates “in-house” instead of using a 3rd party vendor, has proven cost effective.

Valencia County Public Works in partnership with TGIA will be replacing the cattleguard at Las Borregas, laying a soil stabilizer product on the first three (3) miles of Manzanita, and looking into 3rd party vendors to maintain certain roads in TG. He also noted that TG has been successful in having the County accept five (5) portions of roads for maintenance in TG on which there are homes.

Architectural Control (ACC) policies and forms are being updated, with member input. The amended fees/fines and related covenant forms will be added to the website in the coming weeks. The new fees/fines become effective September 1, 2026.

Mr. Robbins added that the video of today's Annual Meeting along with the documents associated with the meeting will be uploaded to the TG website under “Member Meetings” so those who could not attend in person or via Zoom can watch the entirety of the meeting. Today's Annual Meeting packet of information is already available on the TG website.

Sue Moran, Administrator

Ms. Moran thanked C&C Café for catering the TG Annual Meeting and Red Wagon Coffee for providing the coffee.

Sue spoke about staff changes. As the members are aware in recent months there has been a transition of duties happening at the TG office. It has been her sincere honor to have served as Administrator for these twenty (20) years. It is now time to pass the baton to the next generation. She will be staying part-time for a while to help through the transition. Sue thanked the members and the TG Board for the support and kindness shown to her over the years! She stated that she will miss everyone!

2026 Annual Meeting Continued (from page 2) . . .

Election Results – Jim Thomas, Ballot Committee Chair

Mr. Thomas reported the following election results:

185 Ballots were received, totaling 239 votes

239 votes for Alexa Roberts – unanimously re-elected

INTRODUCING

RON ROBBINS, TGIA's new Administrator

Ron's name may be familiar to you. He has served in IT/Operations with TG for over four (4) years. Ron has gained an in-depth knowledge of County zoning, State of NM water/septic regulations, and local development requirements. During this time Ron also assumed responsibilities for oversight of TG's Architectural Control (AC). He facilitated the updating of AC policies in conjunction with a committee of TG residents. He is now responsible for communicating and enforcing those policies.

Ron has experience in project management, records maintenance, vendor coordination, and training which has proven to be of a benefit to TG.

Ron holds a Bachelor of Science degree in Computer Science with a 3.7 GPA. He is skilled in database management, Windows and Microsoft operating systems, network administration, and remote monitoring solutions.

Ron was honorably discharged from the US Navy after having served for twenty (20) years. The Navy's loss was Tierra Grande's gain. We are fortunate to have him serve as Tierra Grande's new Administrator!

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 2022 with no activity will be removed from the catalog in March 2027 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.

1960's – Kathleen Robbins, Prescott, AZ

Currently living in AZ but will be moving to New Mexico Originally purchased a plot in AZ from Horizon in the 60's and then it was transferred to NM.

1973–Charles L Arnold, Marietta, GA

Heard about Tierra Grande while stationed at Quantico Military Base, VA. Purchased a lot with the intent to retire in Valencia County, NM. Life events delayed retirement that moving to NM was no longer an option.

1973–Wayne & Linda Kiehl, Las Vegas, NV

Purchased property from Horizon in 1973 through a sale rep in Lockland, OK. The intent for the property was either developing the lot or waiting until the value increased then sold. Held the property for investment, currently looking to either sell or transfer the property to the children.

IMPORTANT

Community Clean-Up

Planned for the Fall of 2026

Thanks to the Keep New Mexico Beautiful Campaign and Valencia County Public Works Department, Tierra Grande hopes to be awarded an additional clean-up opportunity October 17-18, 2026.

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

TGIA assessed dues statements are mailed the first week in October and are to be paid by December 31.

• The other bill comes from the County for the property tax

The property tax is paid to either the Valencia or Socorro County Treasurer. Property tax bills are sent by the County Treasurers in November with payment due in December.

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

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 Business Operation

ALL said lots in Tierra Grande shall be used ONLY for single family residential purposes. The Protective Covenants specifically state that NO commercial or business operations other than arts, crafts or professions operated solely by the members of the family occupying the residence are permitted. It is recommended that if you are thinking about operating a business from your Tierra Grande home, that you contact the Tierra Grande office PRIOR to applying to the County for a business license.

Updates

Take a few moments to visit: www.tierragrande.org to read the updates to the TGIA Five (5) year Plan, the 2023 Member Survey, 2026 Budget, September 2026 updated Architectural Control Fees and Fines, a link to a video promoting Tierra Grande and other documents. If you would like a paper copy of ANY of the documents, please contact our office via email: info@tierragrande.org OR by calling us at 505-864-2345.

PNM Transmission Line Route

PNM proposes to build a commercial transmission line through TG along the east side of HWY 47. If you would like to learn more about this PNM project, please email TG at info@tierragrande.org requesting a link to a news article.

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

45 Years-Bill Martin, 41 Years-Angela Blasi
38 Years: Clayton Self
36 Years-Vincent Giangrossi
35 Years-Jodie Gardener
34 Years - Mike Scott
32 Years-David & Marianne Holmes,
Sara Miller, Albino Tafoya
31 Years-Joe & Virginia Smiel
30 Years-Martin & Sandra Sisneros,
Betty Smith
29 Years-Mike Wooley & Melody Brooks
28 Years-Walter & Karen Florence,
Danny & Denise Self, Mary Jo Sigmon.
27 Years-Aileen Littlejohn,
Rebecca & Dave Fergusson
26 Years-Leonard & Lydia Castillo,
Rich & Carol Palmer, David & Xiomara Wright
25 Years-Beatrice Aragon, Wesley & Tabitha Miller
24 Years-Enrique & Bobbie Jo Valdez
Richard H & Pamela J Rast,
Michael & Deborah Steininger,
Jerry & Lou Trujillo, Marte Mazzone Twinn
Kelly & Cynthia Whiteacre
23 Years-Stuart & Patricia Major,
James Shaw, Catherine Wolfe
22 Years-Howard & Carol Masseegee
Valerie & Dennis Lindsey, Ronald & Vivian Lytle,
Ann Sims McCartney & Ward McCartney,
Jeffrey & Darla Stynen
21 Years-Richard Moore, Luke Woelber,
Art & Irma Montez, Stacy Anderson
20 Years-Ed & Donna Butler, Chris & Susan Dubiel
John & Patricia Fredericks, Gerardo & Barbara Garcia
Nathaniel & Rhodie Jones

Happy 12th Anniversary – TGIA's Little Free Library