

Tierra Grande Tales 'n' Trails

March 2011



**Tierra
Grande
Improvement
Association**

P.O. Box 1388 • Belen New Mexico 87002 • 505 864-2345

What We Have Been Able to Achieve Together

A special thank you to those of you who signed and returned the amended covenant, demonstrating your belief in the value of the continuation of the Tierra Grande beyond 2013.

Over the years your assessments have:

- Built a fire station;
- Extended power/ phone lines;
- Improved roads;
- Installed fencing, signs and archways;
- Paid for the enforcement of Protective Covenants:
 - o Stopped both sludge plant and poultry plant from being built in the community; and
 - o Cleaned up trashed areas in the community.

Your assessments pay for ongoing activities:

- Enforcing the Protective Covenants by -
 - o Reviewing building plans – thereby assuring residential lots are only for single family, site built, residential purposes and homes are a minimum of 2,000 roofed square feet and not more than 2.5 stories
 - o Ensuring that no manufacturing, commercial or outside business professions are operated on rural residential lots and that no offensive activity, condition, or pollution is created which can become a nuisance.
- The staffing and operation of a central office/ information center which
 - o Manages the Tierra Grande Web Page;
 - o Writes and distributes the quarterly Tales 'n' Trails newsletter;
 - o Responds to over 1,500 e-mail inquiries, almost 2,000 incoming telephone requests and meets directly with hundreds of Tierra Grande members annually;
 - o Maintains historical documentation of property ownership;
 - o Works with state and county governments to enforce codes and ordinances, deal with road issues, improve law enforcement response, link with local electric cooperative issues, liaison with local cattlemen regarding grazing issues in Tierra Grande and represent other concerns of the Tierra Grande community at large; and
 - o The cost of operating and maintaining the of-

fice such as salaries, taxes, rent and utilities, office supplies, insurance, professional fees including legal, bookkeeping and the annual audit (please see the September 2010 Tales 'n' Trails for expenditure details).

What Have Your Assessments Paid for Lately?

- Purchasing the full rights to the Open Space;
- Surveying and staking the access easements into the Open Space;
- Working with a committee of Tierra Grande members to improve Open Space access points;
- Working with New Mexico Department of Game and Fish to improve the habitat of the big horn sheep in the Open Space;
- Working with the Postal Service to have postal boxes installed in the foothills of Tierra Grande;
- Installing solar lights at Tierra Grande entrances;
- Working with the New Mexico Department of Transportation to repair cattle guards on Tierra Grande entry roads;
- Working with the Valencia County Commission to pass an Anti-Rave Ordinance;
- Repairing Tierra Grande billboards along Highway 47;
- Creating and distributing CD/DVDs about Tierra Grande for members;
- Printing and distributing brochures regarding the Open Space to the membership;
- Improving communication with Tierra Grande residents via email;
- Working with Valencia County Animal Control on behalf of Tierra Grande residents;
- Working with a community action committee to bring a hospital to Valencia County;
- Working with the Valencia County Road Department to install street signs and maintain roads;
- Participating at local, governmental, and community meetings; and
- Bringing Wi-Fi broadband internet and digital telephone services to Tierra Grande.

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What We Have Been Able to Achieve Together. . .

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Without Your Assessments There is Every Possibility That:

- The office would close and along with it, all of the services it provides would cease – removing the members' ability to contact a person for resolution of problems or to respond to questions;

- The Open Space would be sold or put into a conservancy – as there would be no money to pay the property taxes and insurance coverage;

- Lots would be split to less than five acres;
- Structures that do not meet the protective covenants would be built;

- Commercial buildings would be developed on residential lots;

- Lots would be rezoned to other than rural residential; and

- Nuisances such as garbage, debris, fire hazards, feral dogs, would occur.

Would you be willing to contribute to keep the Open Space (mountains) in the control of the membership?

If you would, then signing the amended covenant will make that happen.

If you are interested in assuring the continuation of Tierra Grande beyond 2013 and you have yet to sign the amended covenant it is important that you send in your signed amended covenant as soon as possible. Your vote counts towards success or failure of our community. You can be that one (1) person that makes a difference – your signature counts.

The amendments can be found on our web page at www.TierraGrande.org. Click on the menu table – Indentures & Covenants, scroll down to the bottom of the page and click on the link.

If you do not have access to the internet, please call the office at 505-864-2345 Monday – Friday 9 – 4 Mountain time and request a copy be mailed to you.

Unpaid Assessments, Changes, Foreclosures

Unpaid Assessments for 2010 have begun to accrue interest at the rate of 8% per annum.

Accounts that are delinquent in the 3rd year of nonpayment are being sent to legal counsel to begin foreclosure proceedings. Payment in full for past due assessments plus interest plus \$200 for the cost of a title search must be recovered from owners who would like to remove their lot from further legal proceedings.

If events in your life create changes (such as moving, marriage, divorce, adding/removing dependents, death, lot split) and you want to make a change to the title of your Tierra Grande property, you first need to make the change with the County Clerk in which your property is located. The numbers are:

Valencia County Clerk 505 866-2073

Socorro County Clerk 575 835-0423

Once that has been done please contact Tierra Grande to change the records accordingly.

Open Space Committee Successfully Meets Goals

In late 2008 the Open Space Committee was created by the TGIA Board of Directors for the purpose of making recommendations for developing (or not) the Open Space for the benefit of the Tierra Grande members while preserving the land and its usage for future generations.

The Open Space Committee made recommendations to the Board of Directors about:

- What development should take place if any;
- Which easements area(s) should be improved and for what purpose;

- Proposing development/improvement costs;
- Preparation of applicable policies and procedures; and

- Communicating with members.

We are happy to report that the Open Space Committee has achieved those goals. The brochure that the Committee developed, which was mailed to all members with the 2010 billing statements, sums up the committee's successful conclusion. The brochure can also be found on the web site at www.tierragrande.org.

Members Can Meet With Board

Just because the Open Space Committee is no longer an active committee of the Board doesn't mean that issues related to the Open Space are closed. Any member or group of members can meet with the Board to discuss concerns, on-going maintenance issues, or suggestions for improvements.

The Board of Directors generally meets monthly on the 4th Wednesday at 4 p.m. at the Administrative Office.

The Board of Directors expresses its appreciation and gratitude to each member who volunteered for this effort.

The Committee members generously gave of their time and personal resources to help create a legacy that will benefit the Tierra Grande membership for years to come. The committee members explored each access easement, held a clean up day, and delineated two of the most easily accessible easements as well as creating the Open Space brochure.

A Special Thank You

A special thank you goes to: Pete Armstrong, Mariel Campbell, Jon Clemons, Michael Delbecq, John Fredericks, Jodie Gardner, Ken & Beverly Hamby, Ernie Nagy, Lawrence Sanchez, Edith Schulz and Dan Webb – your Open Space Committee Representatives.

One Board Member To Be Elected

If you are a Tierra Grande resident and would like to serve on the TGIA Board, please send your resume, with a cover letter, to TGIA Board, PO Box 1388, Belen, NM 87002. Your letter of interest must be received no later than May 1, 2011.

If you want to nominate someone, please be sure they are willing to serve and then send a cover letter and resume for that person.

The election of a Board member is held at the Annual TGIA Meeting in July.

The TGIA Board currently consists of one land surveyor/business owner; one banker, one professor, and two Tierra Grande residents.

Board meetings are held the fourth Wednesday of every month beginning at 4 p.m. at the TGIA Administrative Office in Rio Communities.

Landowners Association Calls?

Some Tierra Grande landowners have reported paying fees to an organization called the Rio Communities Landowners Association (RCLA) which operates from a post office box in Port Orange, Florida.

The RCLA encourages absentee landowners to join at \$50 a year. Several other "services" are offered, at a cost on their website! The RCLA requests a land owner's unit/section, block and lot/tract when ordering additional documents.

TGIA Administrator, Sue Moran, points out that Tierra Grande lot owners are only obligated to pay their yearly assessments to Tierra Grande and their property taxes to the County Treasurer to enable their title to remain in good standing. Other agencies requesting membership will not be representing the interests of Tierra Grande lot owners.

Good Time to Spring Clean

With Spring just around the corner (we hope) it is a good time of year to remove dead trees and shrubs as well as any debris from your lot which may have accumulated.

The Architectural Control Committee will send letters to TGIA residents whose lots are not in compliance with the Covenants or may pose a potential fire danger. Don't wait until you receive a letter from TGIA to clean up.

The protective covenants are in place to protect the value of your land and the attraction of Tierra Grande is the owners' compliance with these covenants.

Neighborhood Watch Set For April 16

The Neighborhood Watch Meeting will take place on Saturday, April 16, at 11 a.m. at the Tierra Grande Fire Station. Bring a dish to share for the brunch.

On the agenda is an update on the Socorro Electric Cooperative and information on Wi-Fi Internet and digital telephone services for Tierra Grande.

Attention:

Tierra Grande Residents

The following articles pertain to residents of Tierra Grande. Of course, everyone is welcome to read them.

High Speed Internet and Digital Phone Service

Yes, you read that correctly. High speed internet and digital telephone service may be coming to Tierra Grande by May 2011. Tierra Grande was approached by a provider for permission to install an antenna/tower at the Tierra Grande Fire Station. The Board has approved the request.

On January 26, 2011, Valencia County Planning & Zoning recommended rezoning an area at the rear of the Fire Station from rural residential to commercial to accommodate the antenna. The next phase is approval from the Valencia County Board of Commissioners on March 9, 2011, at 5 p.m. at the administrative offices on Luna Avenue in Los Lunas. It would be helpful if Tierra Grande residents attended this meeting to show support for the proposed project. To learn more about the digital board band and phone service provided by this company and its pricing options please visit <http://aznex.net>.

Homeowners/Fire Insurance – If you have a building or residence in Tierra Grande please review your fire insurance coverage carefully. Often fire insurance premiums are based on your zip code. The insurance carrier might link coverage to the Belen Fire Department and not the Rio Communities or Tierra Grande fire stations. Contact your insurance carrier to make sure the correct fire department is used for calculating your rate. A few minutes may save you a few dollars.

Dog Ownership Responsibilities – The TGIA office often receives complaints regarding dogs that incessantly bark at all hours of the day and especially at night. This is a nuisance to many members. A person should not be expected to close windows or doors to close out barking dogs. People move to Tierra Grande to enjoy the serenity of our community.

Dogs can be trained not to bark. No bark collars, or fence mounted no bark devices can be purchased for \$10-\$125.

If you leave (day or night), put the dog in the garage with a blanket and plenty of food and water. The dog could be barking when you are not home.

Residents can verify the nuisance barking with a video tape, audio tape, cell phone recording, call to the authorities so the barking can be heard over the phone, contact the local authorities for personal observation, or third-part private security verification.

TGIA Board

President — Judi Magnussen

Tierra Grande Resident

Term expires 2014

Executive V.P. & Treasurer

Carol Gasperetti

Tierra Grande Resident

Term expires 2011

Secretary — Michael Sumner

Valencia County Banker

Term expires 2012

Director — David Tibbets

Business Owner / Surveyor

Term expires 2013

Director — Howard Snell

Professor & Curator / UNM Biology

Term expires 2015

TGIA Staff

Administrator — Sue Moran

Assistant Administrator — Janie Earthman

Newsletter Editor — Sandy Schauer

Welcome New Residents

Juan Sanchez has moved into Unit Two

You and Cattle in Tierra Grande

While grazing cattle is against Tierra Grande covenants, in the past the Association addressed this issue in court and lost. New Mexico currently is still an open range state. Accordingly, it is a landowner's responsibility to fence their property to keep animals out.

Building Contacts Updated

The "Building in Tierra Grande" menu on the Tierra Grande web site: www.TierraGrande.org has been amended to reflect updates in contact information.

No Building Permits Issued

Valencia County building inspection officials say no new building permits have been issued for houses in the last three months.

The officials do say that builders and interested parties have been into the building inspector's office to inquire about what is needed to begin construction in Tierra Grande.

The officials anticipate that building permits may well be issued for new houses in the next few months.

WWW.TIERRAGRANDE.ORG GREAT INFORMATION!

**Inside... What We
Have Been Able to
Achieve Together**

**Tierra Grande
Improvement Association
PO Box 1388
Belen, New Mexico 87002**

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FIRST CLASS MAIL
U.S. POSTAGE PAID
Tome, New Mexico 87060
Permit No. 05