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THIS YEAR IN RETROSPECT

- After numerous attempts to incorporate Rio Communities has its own City, the voting residents of Southern Rio Communities voted by a 3 to 1 Margin to incorporate their community as the newest City in New Mexico. A mayor, 4 counsel members and a municipal judge were elected. The new governing body is busy setting up the new government.
- The parks in Southern Rio Communities were not opened this year due to extreme drought in New Mexico. The cost to water and utilize potable water in these areas was cost prohibitive. An initial clean up of these parks took place in the spring, and another clean up will take place in the fall. The parks have been offered to the new City of Rio Communities.
- Years of litigation have been settled with a neighborhood group who wished to break off from VIA. The Good Neighbor Association is now managing Units II and III of Las Maravillas. The group is run by volunteers in their community. VIA and GNA are working together on a project and hope to continue this working relationship to promote a good, strong community.
- Through VIA's efforts to utilize some of its natural resources in the way of setting up subsidiary operations to sustain our future operations was a good idea, the extreme down turn in the economy forced the closure of Belen Sand and Gravel in January 2013. Management's decision to cease the operation was based on the inability of this operation to function independent of VIA. Negotiations are under way to transfer this operation to the original owner thereby reducing VIA's obligations.
- A bank consolidation note was secured which has allowed for the payment of taxes, payment of some old debt related to the Belen Sand and Gravel operation. The consolidation will ease cash flow.
- Payables and debt has been reduced over the years and our financial picture seems to look better and more stable than in years past.

- The Hospital is still up in the air, with Belen and Los Lunas both contending that they are each going to bring a Hospital to their communities. Politics continue to play a major role in keeping this from moving forward.
- Public Service Company of New Mexico is completing construction of a large solar collection site just north of Las Maravillas in Unit 46 of Rio Del Oro, along the North Rio Del Oro Loop.

GROUPS WORK ON PRESERVATION EFFORTS

Valencia County has formed a group of concerned residents who have been working on creating an overlay district along Hwy 47 in Valencia County which would include Tome Hill. The group sent out over 1,300 surveys to resident property owners, polling the group about what makes sense for the use of their property in the future. The overlay district would create a protective area along the green belt.

Valley Improvement Association supports these efforts as it will protect the valley land and will allow for development to occur on the mesas rather than consuming the precious agricultural valley.

In order to protect these areas the extension and expansion of the Manzano Expressway could play a vital part in helping to preserve the green belt. One idea would be to allow the designation of Hwy 47 to be changed from a State Highway to a "farm to market road" and allowing the expansion of the expressway. Commercial development would also be limited in the valley.

The hope is that the plan could then be adopted by the County commission and would become part of the comprehensive land use plan. Through partnerships and working with community groups we can help preserve, plan and grow our community in a good, positive and planned way.

INFORMATIONAL UPDATES

VIA now accepts VISA, Master Card, American Express and Discover Card to process assessment payments. Please call our office to arrange for payment at (505) 864-6654, there is a \$3.00 processing fee should you choose to use this option of payment.

Rio Communities Land Owners Association is NOT associated with VIA and is an independent association that operates out of Florida. Membership in this association is voluntary and is NOT endorsed or authorized by Valley Improvement Association. Please call our office should you need further information.

Beware of companies who contact you about listing your property for sale for an upfront fee.

Please visit our website at www.v-i-a.org for maps, general information and links to other areas within Valencia County.

REAL ESTATE BUMP

It has been a long and hard road for the housing market. Southern Valencia County has been hit as hard or possibly harder by the down turn in the economy. The County is beginning to see a turn around and as a result of this, houses are beginning to sell.

Though its not a complete come back, there is some movement. VIA is hopeful that we will see some additional interest in our communities in the way of interest in properties and development. Because of the resurgence, VIA continues to offer property in our communities to potential buyers in the way of commercial and residential development, or to speculators for future development.

The Plaza which houses our office, and has been the center of activity in Southern Rio Communities, is now for sale. Due to cuts in staff and a change in the community, VIA no longer sees the need to retain the 35,000 square foot facility.

****VALENCIA COUNTY WEBSITE****
www.co.valencia.nm.us

This website has valuable information for you about your property in Valencia County, New Mexico.

- For Maps click on Property
- Click Mapping
- Click on the picture on the right side of the screen labeled FOR ASSESSOR'S OFFICE PARCEL MAP CLICK HERE
- The County Assessor map will appear
- Click on the Icon at the top of the map with the two people (owner search) then select by attribute, the second cloud icon in the owner search box.
- A box will appear for you to put your name in, use all caps and put your last name first then your first name
- Click search
- Click on your name
- Your Lot will come up full extent
- Click Zoom out (-) to reduce the size of the property picture to a size you like.
- To find out who owns the lots next to you click on that lot and it will bring up the name and address of the person that owns that lot and you can write them to see if they want to sell their lot or buy yours.

WHERE ARE WE GOING FROM HERE?

With the decrease in assessment revenue and reduction in membership, the VIA board and management have begun looking at how and what our role will be in the future.

VIA will continue to represent and manage our members areas, we will continue to be a voice for our members and play an active role in economic development, serving as a conduit between government and the people they serve, and building relationships to build a stronger community.

We will take a serious look at assets and retain those that will help to drive our mission forward. VIA will then begin to transfer and sell assets that will not play a role or may hinder our ability to move forward. Working with a simplified structure will enable management to continue to move the organization and this community forward.

