

**TYRONE WATER & WASTEWATER ASSOCIATION**  
**POST OFFICE BOX 570**  
**TYRONE, NEW MEXICO 88065-0570**  
**TELEPHONE: (575) 654-0391**  
**EMAIL: TYRONENMWATERANDWASTEWATERASSN@GMAIL.COM**  
**WEBSITE: tyronewater.org**



---

August 15, 2025

Dear Property Owners,

On June 30, 2025, we closed the books on fiscal year 2025. As we reconciled our revenues and expenditures, we came to the upsetting conclusion that we are short \$51,000 revenue on our budget of \$292,200. This deficient is the combined result of chronic payment problems for a select group of property owners and a new cohort of owners falling behind on their monthly assessments.

Beginning July 1, 2025, the TWWA began assessing each parcel \$75.00 per month for the operation of the water and wastewater systems. Portions of the assessments go towards the daily care and maintenance of the existing water system and the new wastewater lift station. Other funds are used to pay off the existing system debt, and other dollars are used to cover reserves and overhead such as electricity, insurance, accounting services, and incidentals.

TWWA recently refinanced our 13-year-old USDA/RD with a loan with the New Mexico Finance Administration. The loan was granted in part, due to raising our monthly assessment from \$65.00 to \$75.00 and increased efforts towards the collection of delinquent accounts.

The Board of Directors passed a resolution at the August 20, 2025 monthly meeting that will result in a more aggressive collection system with the following benchmarks:

1. A letter will be sent to any property owner who has not paid their monthly assessment for the past month. In other words, if it is the 1<sup>st</sup> of September and you have not paid for August's assessment, you will receive a reminder that you have not paid.
2. A second letter will be sent to any property owner who has not paid their monthly assessment for two months stating that their water service will be terminated at Day 70 unless the property owner has worked out a payment plan with TWWA. If you have not paid for August or September assessments, you will receive a second letter on or around October 10.

3. A repayment plan will have a one-year or two-year term. If you opt for the two-year term, a 5% interest charge will be added to the repayment plan. All outstanding debts shall be resolved during these periods. A sliding scale for repayment has been developed based on the current debt. We understand that in most situations, all the payments in arrears can't be paid immediately.
4. If payment issues have not been resolved after 120 days, TWWA will file a lien against the property which may result in the property owner being unable to refinance the home, or in some cases, acquire a car loan.
5. A \$100.00 fine will be assessed as part of the delinquency process.
6. TWWA will engage a collection agency to collect the outstanding debt as the next step if all previous efforts were unsuccessful.
7. Foreclosure on the property will be an option that TWWA may pursue.

The residents of Tyrone have historically supported our efforts to provide infrastructure and services by paying assessments promptly. It is very unfortunate that we currently have a number of residents that don't do their part. We must collect assessments to fund the upcoming water tower rehabilitation and pay for our share of the new waterlines, valves, and fire hydrants.

This letter has been sent to all property owners in Tyrone, many who maintain their assessments and those who are delinquent in their payments. If you are delinquent, you will also receive the 31-day letter in addition to this letter.

Sincerely,

TWWA Board of Directors