



**Picacho Hills Property Owners Association**  
PO Box 51  
Fairacres, NM 88033

# NEWSLETTER

Volume 30, No. 3  
Fall, 2015

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## *President's Message – Forrest Beeson*

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In 2012, Dona Ana County, the City of Las Cruces, NMSU and other government agencies established a consortium to develop a master plan for what Dona Ana County should look like in 2040. PLAN 2040 has been developed to address the values and interests of people living and working within the entire county. Implementation will establish a framework of policies and regulations to guide physical and economic development for the future. This plan has generated a lot of controversy, which is often the case when new ideas are put forth.

There are six "livability principles" that form the foundation. Principle No. 5 has generated some concerns. A much more serious concern is the creation of "villages" that will combine housing with commercial businesses. To facilitate this, the Unified Development Code or UDC will be drastically revised and the Extraterritorial Commission will be eliminated. What does it mean? It appears that all of Picacho Hills will be subjected to significant zoning changes that may allow for the construction of commercial enterprises to be located anywhere. This is not favorable for our community. On Tuesday October 6<sup>th</sup>, several members of the PHPOA Board of Directors attended a town hall meeting hosted by the Las Alturas Del Sol Homeowners Association. Opposition to the plan is understandably strong and some people want to defeat it entirely. This is the wrong approach as I personally believe that the county needs a master plan. But, there are flaws, and the UDC section of the plan needs to be revised in a positive way. More town hall meetings are planned and we will likely have our own town hall meeting at the club house. I strongly encourage you to learn more about PLAN 2040, especially the revised UDC section so that you will understand how it affects us. See page 8 of this newsletter for contact information.

We will follow this issue closely and keep you informed as to the town hall meeting dates. As with any plan, it will never be perfect regardless of how many revisions it may go through. However, I believe that we need to join together to present our concerns to the commissioners to ensure that this plan will provide positive actions that will benefit all of us in Dona Ana County.

***- Forrest Beeson***

## *Neighborhood Watch – Bruce Jay*

Neighborhood watch continues to gain traction. Signs have been installed and are visible to everyone entering Picacho Hills. They can also be seen when driving into various neighborhoods.

Neighborhood Watch is a program in which neighbors are watching out for neighbors. Suspicious or threatening activities are reported to the sheriff's department and participating neighbors are advised.

To facilitate communications and to organize into manageable cells, the area is divided into "blocks" which ideally contain 10 to 15 households. Each block has a captain whose role is to communicate incidents reported in their block to the other residents of their block and to the program coordinator who, in turn, reports it to all of the block captains for dissemination to their respective blocks. It is basically a simple communications system that enables residents to be rapidly made aware of possible crime situations in the area.

Block captains are the key to the success of this program. As of this writing, the number of block captains and co-captains has grown to 12. We are grateful that the folks have stepped forward, but it also means that there are large areas of Picacho Hills that are not integrated into the crime watch program. We are urging people to come forward and volunteer.

Most of the gated communities are not participating, and we think that there may a false sense of security because they are gated. We remind you that there is no cost to the local HOA's or to any individuals since the cost of signs and their installation is being paid for by the PHPOA.

The program is open to everyone in Picacho Hills. While the PHPOA is sponsoring the program, we urge non-members and renters to participate. If you would like to participate as a block captain or co-captain, please contact us via email at [phpoanews@gmail.com](mailto:phpoanews@gmail.com) or contact us through our website at [www.picachohillspoa.com](http://www.picachohillspoa.com).



## ***Water Infrastructure update - Bruce Jay***

In the last few issues of this newsletter, we have provided explanations and updates on several capital projects required to restore our water supply infrastructure and provide capacity necessary to support anticipated future growth of Picacho Hills. Several projects are under way and others are in the planning stage by Doña Ana Mutual Domestic Water Consumers Association. This article is a follow up report on those projects.

Note that in addition to the projects discussed in this article, there are several other areas that will require attention as well and are currently under consideration. However, the primary goal of this article is to provide an update on those projects necessary to assure a reliable water supply.

### **Replacement of the current water tank**

Two new tanks are planned which will accommodate a total of 1.7 million gallons. They will be located at a higher elevation than the current tank which will result in greater water pressure needed for emergency (fire) situations. The estimated cost of the tanks is \$2 million which includes engineering and construction costs. The tanks themselves are only part of the cost. Because of the location, there is also the requirement for water lines to hook up to the current wells and distribution. The total cost for the tanks and for connecting the existing wells and well number 15 to the new tanks as well as connecting the distribution system to the new tank is estimated at \$3.75 million. That number will ultimately be reduced by a 25% subsidy. Funding in the form of a low interest loan from NMED is expected to close in November. The loan has been approved and when it is closed, the project will go out for bids. It is anticipated that construction will start early next year.

### **Expanding capacity through the testing and use of a third well**

The third well, number 15, is perhaps the best producer of the three wells in Picacho Hills. An emergency permit has been received from the state. Water lines will need to be installed to hook up with the new water tank. This work will be part of the water tank project.

### **Increasing the capacity and performance of the wastewater treatment facility**

Additional improvements in this area will require EPA clearance as well as approvals from various state agencies (NMED) for discharge permit. The project includes an expanded pond, and improved head works, filtration, and clarifiers. Although the PHCC has added the new pond between holes four and five, the additional pond capacity at the water treatment plant will be required in order to allow for continued operations in the event that PHCC is unable to use the water, such as in the event of a freeze. Cost for this is estimated at \$2.7 million and will be funded via a combination of an EPA grant and low interest loan.

### **Adding a utility building near the wastewater treatment facility to house a test laboratory and equipment.**

Construction work on the building is complete, and landscaping consistent with the Dona Ana County Zoning Ordinance has been completed. The test laboratory and backhoe are not currently scheduled and will be paid for out of current operating funds.

There is still a long way to go, but it is gratifying to see progress on these projects so necessary to supporting the current and future water requirements of Picacho Hills.

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## *Landscape Update – Sheila Eilers*

The past summer was a wet one. This caused numerous issues with erosion and sand being carried into the roadways. After speaking with the county several times, they did come out with street sweepers twice. They also assessed erosion damages around the roads and made several repairs.

The amount of rainfall also attributed to excessive weed growth. After making contact with the responsible department head, the county also came out and mowed the road right-of-ways they are responsible for. They had not done this in over 5 years.

**With the monsoon season ended and dry season starting, it is now time for property owners to clean up their yards and vacant lots from the growth brought on by the rainy season. Just as a reminder, excessive weed growth left to dry out becomes a fire hazard.**

Residents may have noticed pylons on the curve of Picacho Hills Drive near the entrance to Fairway Village. This has been a longstanding problem with the bank washing out where the curbing ended each time it rained. I have been working with the county since January to remedy this issue. After several patch jobs with no success, the county decided it best to complete the curbing all the way down the hill. Below are the pictures of the washout and the subsequent repairs made.



There was a section of sidewalk on Via Emma that has been buckled upward for years. Also dealing with the county for months on this issue, I am pleased to report it has been repaired.



Another project involving the county yet to be completed is replacement of the arrow markers on the curves of Picacho Hills Drive. Many of the markers have lost their reflectivity. A work order has been initiated for this job, but I will have to remain in consistent contact with them to assure it is completed.

The next project ahead is the needed clearing and cleanup of some of the areas along Picacho Hills Drive from the "Y" triangle to the intersection with Via Norte. We will only be tackling the areas that do not fall under the responsibility of other property owners. We will also be attending to overgrowth on both sides of the road at the entrance to Picacho Hills, near the traffic light.



We would like to thank everyone in the Picacho Hills community for their individual efforts to keep it clean and beautiful.

*(Ed. note: The board would like to express its appreciation for Sheila's efforts. It is often not easy to persuade government agencies to do things, and Sheila's persistence has paid off for Picacho Hills many times).*

## *Merchant Discount Program– Rosie Jay*

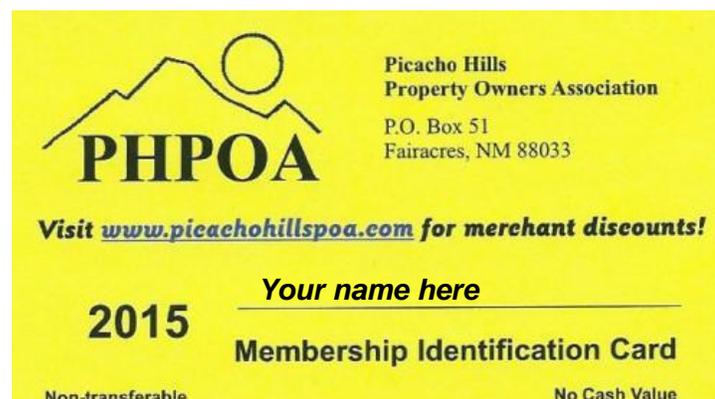
The Merchant Discount Program continues to grow. The number of merchants in the program totals 68. The following 12 businesses have joined the program since our spring newsletter:

**ENGEL COATINGS, INC.**  
**FRAME & ART CENTER**  
**HOOP-T-DUDE**  
**MALOOLY'S FLOORING**  
**MIKE'S BLINDS WINDOW TREATMENTS & REPAIRS**  
**SELENE TECH SOLUTIONS**  
**SHAKLEE HEALTH & WELLNESS CENTER**  
**SUNSPOT SOLAR ENERGY SYSTEMS**  
**THIRTY-ONE GIFTS CATALOG STORE**  
**THRIVE LIFE**  
**VP FLOORING**  
**YOUR PET SPACE**

We regret to announce that two of our merchants are no longer in business. **Pancake Alley** and **Guacamole's** have closed their doors. We have appreciated their participation in our program and wish them the best.

**Let Them Eat Cake** who discounts cupcakes moved from Lohman to 141 Roadrunner Parkway and is located in Suite 115. This is temporary until the owner moves into a permanent location on University in a few months. The new location will be provided at that time.

Please refer to our website for all the pertinent information regarding these new businesses. Please take advantage of their discounts and thank them for their participation in our program. If you would like to recommend a new business please contact Rosie Jay at 649-3594 or email me at rbjay44@gmail.com.



## *Fire Hydrant and Fire Safety Update – Jim Hayhoe*

I am happy to report that the DAMDWCA Board has met with the County Fire Marshall and both parties agree that the International Fire Code (discussed in the Spring Newsletter) is applicable and will be used as the broad guideline for fire hydrant processes. DAMDWCA is now in the process of doing a 'flow' test on 1 fire hydrant on each street in Picacho Hills.

You will recall that in the Spring Newsletter we also mentioned the challenges of manning a Volunteer Fire Station and its impact on response time. Since then Forrest Beeson and I have had a series of meetings with the County Fire Marshall, County Commissioner Garrett, Dona Ana County Management and the Mayor of Mesilla. Our purpose has been to explore how to improve the response time of both fire apparatus and ambulance to our community. At present Fairacres is the primary response station and Dona Ana the secondary response station. We have suggested that the Town of Mesilla would be a quicker secondary response station. The County Fire Marshall has indicated to us that he is reviewing the entire County response Plan, will consider our suggestions, and review the results with us prior to County Commission approval.

As a result of our discussions with various Dona Ana County Fire agencies we have decided to begin a regular column in the PHPOA Newsletter dealing with Fire Safety Tips for you and your family. We begin this series with IS YOUR HOME FIRE SAFE from one of a series of Fire Safety brochures by Alert-All, Inc:

**Kitchen Fire Safety** – Electric stove tops can reach 800 degrees and gas stoves 1,000 degrees, so beware of loose clothing and towels around the stove. Never leave stove unattended and never pour water on a grease fire.

**Fire Extinguisher** – remember that fire extinguisher you bought several years ago? If you cant find it, or it shows bad on its meter, buy a new one. Put it in a handy place. Read the instructions for use now, not when there is a fire.

**Smoke alarms** – many of us have wired-in smoke alarms in our homes that still need to be checked periodically. If battery powered, change the batteries annually.

**Wiring/Extension cords/Plugin Strips** – overloaded electrical systems invite fire. How many items do you have plugged in that one outlet behind the TV? What is the condition of extension cords? How old is that plugin strip behind my computer?

**Dryer** - Never put synthetic fabrics, rubber, foam or plastic in the dryer as they retain heat. Clean the lint filter at every use. Don't leave home with the dryer running.

Finally, as the monsoon passes and all of those plants that flourished in the wet period become fodder for brush fires, clean them away from the house. If you have a vacant lot adjacent to you, have it cleaned up as well.

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### *Newsletters – Rosie Jay*

This marks the fourth issue of the PHPOA Newsletter that has been distributed electronically. The change to electronic distribution has been well supported by the membership and has achieved significant printing cost savings. For those folks without internet access, hard copies will continue to be available at the clubhouse. If you know of anyone unable to go to the clubhouse let us know by calling Rosie Jay at 649-3594 and we will make sure that they receive a copy.

### *Updated Directories – Rosie Jay*

This is a reminder, that if any of your contact information changes, please let us know so that we can update it in the 2016 directory. Also if you are a PHPOA member or a new resident and have not received your 2015 directory, please let us know.

### *Fall Clean-up*

**SOUTH CENTRAL SOLID WASTE AUTHORITY (SCSWA)** will be providing complimentary dumpsters for residents to dispose of items that are too large to be handled by regular trash pick-up. The dumpsters will be dropped off on **Friday, October 23rd** and picked up **on Monday, October 26th**. One will be located off Picacho Hills Drive at the entrance to Fairway Village and the other will be at the corner of Via Norte and Vista Hermosa. **PLEASE NO FOOD OR HAZARDOUS WASTE.**

Our thanks to **SCSWA** for providing us with this opportunity to safely discard unwanted items.

### *PLAN 2040 – Get involved*

Following up on the President's Message, it is apparent that there will be several zoning changes which may affect Picacho Hills as well as other areas. The Planning and Zoning Commission has been meeting regularly discussing and editing the proposed Unified Development Code which will govern the zoning for all of Dona Ana county. Meetings are generally held on Thursday mornings, and the schedule can be accessed on the Dona Ana County website at [www.donaanacounty.org/agendas/pz](http://www.donaanacounty.org/agendas/pz).

For copies of the documents under development and review, go to [www.donaanacounty.org/UDC](http://www.donaanacounty.org/UDC).

For access to the Plan 2014 document go to [www.vivadonaaudc.org/wp-content/uploads/2015/06/DAC\\_Plan2040\\_Draft3\\_15JUN14.pdf](http://www.vivadonaaudc.org/wp-content/uploads/2015/06/DAC_Plan2040_Draft3_15JUN14.pdf)

It is important for the commission to understand that there are a lot of people who are concerned about possible results from the zoning changes. As an organization which has, as one of its tenets, preservation of property values the PHPOA needs to understand in depth what the implications of the new UDC are for Picacho Hills. We urge everyone to get involved and become informed about this and to make other folks in the community aware of what is going on and form your own opinions. We need your support to be able to make our imprint on the UDC. You will have the opportunity to express your concerns to the county commissioners.

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## ***DAMDWCA Board of Directors Election***

Doña Ana Mutual Domestic Water Consumers Association will be electing board members for those positions which expire next year. If you are interested in being the representative board member from District 5, then please contact DAMDWCA at (575)526-3491 or through their website [www.dawater.org](http://www.dawater.org) for details.

## ***Village***

This summer, Kathy Rodger, resident of Fairway Village, and her book club, read a book, *Being Mortal*, by Atul Gawande. The book primarily addresses Medicine and how today, it not only improves life but also the process of its ending. Gawande alerts readers to the probability that before we die, we will no longer be able to care for ourselves and should prepare for that time.

A particular program described in the book is The Athens Village, not a place, but a concept serving older people living securely in their own homes. In short, The Athens Village is a group of neighbors working together to help each of each other age gracefully in their own homes, living independently, comfortably and safely.

At a recent meeting at PHCC to discuss the concept, response was overwhelmingly positive, and steps are now being taken to develop a program for Picacho Hills. An Exploratory Committee was formed which will investigate other 'Villages' throughout the country and develop a business/program model which would be appropriate for Picacho Hills' older residents.

Common components of these 'Village' programs include Annual Home Safety Assessments, Handyman Help, Transportation, Home Health Services Information and Services, Technical Assistance with Computers, Internet and Smartphones, Vetted Service Providers, Telephone Checkups, and Advocacy.

Residents interested in knowing more about the Village to Village movement and specifically what a Village in Picacho Hills might be, should contact either Debbie McAllen ([debbiemcallen@yahoo.com](mailto:debbiemcallen@yahoo.com)) or Kathy Rodger ([krodger@comcast.net](mailto:krodger@comcast.net)).

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## ***PHPOA Bylaws***

In our annual meeting earlier this year some questions arose regarding the current version of the PHPOA bylaws. At that time a committee was formed with the purpose of verifying the correct current bylaws with a targeted completion date of September, 2015. The committee has researched historical evidence including annual meeting minutes that define the accumulated changes that have been made to the bylaws. This version has been posted on the PHPOA website ([www.picachohillspoa.com](http://www.picachohillspoa.com)), and any future proposed changes will be based on this document.

Over the next few months the board of directors will be considering possible updates to the bylaws to be voted on at the next annual meeting. If you have suggestions for changes, please reply to this email, and your suggestion will be considered.

## ***Purge and Renew Files Project***

Last year, the Board of Directors had to retrieve legal documents from 2008 to 2012 so that we could challenge the \$90K invoice that was presented to us by the law firm of Keleher & McLeod, P.A. with regard to the Picacho Hills Utility Co. matter. It took five people five hours to locate all of the documents needed.

For thirty years, files had been collected and placed into binders, accordion type folders, and plastic tubs. They were not indexed very well and the amount of duplication was substantial. Also, files were located at various residences of Board members.

We are pleased to report that all of our files are now organized and indexed going back to 1984. Files will now be kept in a storage facility, not someone's garage. Important legal documents; i.e. notarized original bylaws, notarized Articles of Incorporation, Certificate of Incorporation, etc. will be kept in a safe deposit box at our bank. We are pleased to say that to retrieve the documents mentioned above will now take one person just five minutes.

## ***Board of Directors Opening***

By our next annual meeting in March of 2016, several board members will be completing their term of service, and we will be voting on new members. By becoming a member of the PHPOA Board of Directors you will have a great opportunity to contribute to your community. If you have an interest, please contact Hazel Coelho, Nominating Committee Chair, at 575 523-0004 or via email at [hazelc1942@gmail.com](mailto:hazelc1942@gmail.com).

## ***PHPOA Website***

Traffic has been light on the website, and as we have said in previous newsletters, we want this to be your source of information about the community. We are open to any and all suggestions on what you would like to see on the site to make it more attractive and informative to our members.

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### ***New Board Member***

We are pleased to welcome Robin Day Glenn to the HPOA Board of Directors.

Robin Day has been a resident of Picacho Hills for three years. She is a practicing attorney specializing in franchise and distribution law. For the past two years, she has provided valuable advice to the PHPOA at no cost. We are indeed fortunate to have a person with her legal and business experience on the Board of Directors. Robin Day is married to President Forrest Beeson.

### **PHPOA Board of Directors**

<b>Office</b>	<b>Name</b>	<b>Term Expires</b>	<b>Telephone</b>	<b>Email</b>
President	Forrest Beeson	2016	575-652-4939	fmbeeson@gmail.com
Vice President	Bruce Jay	2017	575 649-3594	rbjay44@gmail.com
Secretary	Hazel Coelho	2016	575 523-0004	hazelc1942@gmail.com
Treasurer	Sharon Jones	2017	575 323-1778	ms.sharonjones@gmail.com
Director	Sheila Eilers	2016	575 526-6858	sheilaeilers191@comcast.net
Director	Robin Day Glenn	2017	575-652-4939	robindayglenn@gmail.com
Director	Jim Hayhoe	2017	575 524-9399	jimhayhoe3@msn.com
Director	Rosie Jay	2016	575 649-3594	rbjay44@gmail.com
Director	Chris Leyva	2017	575 323-3055	elnino1@comcast.net

### **Standing Committee Roster**

<b>Standing Committee</b>	<b>Committee Chair</b>	<b>Members</b>
Annual Meeting	Forrest Beeson	Hazel Coelho, Bruce Jay,
Community Improvement/ Roads/ETZ/Landscaping	Sheila Eilers	Forrest Beeson, Chris Leyva
Covenants/Safety/Security	Bruce Jay	Jim Hayhoe, Hazel Coelho, Sheila Eilers
Directory	Rosie Jay	Nancy Fuller, Bob Oheim
Membership/Social Functions	Hazel Coelho	Rosie Jay, Marilyn Leyva, Sheila Eilers, Sharon Jones
Merchant Discount Program	Rosie Jay	Chris Leyva, Hazel Coelho, Sheila Eilers, Sharon Jones
Neighborhood Representatives/Distribution	Rosie Jay	Marilyn Leyva, Sue Dueland
Newsletter	Bruce Jay	Hazel Coelho, Jim Hayhoe
Nominating	Hazel Coelho	Lynn Black, Edie Burge, Robin Day Glenn
Website Coordination	Bruce Jay	Forrest Beeson, Jim Hayhoe

*Join Us*

If you are a property owner in Picacho Hills, but not yet a member of the PHPOA, we invite you to join us. Ours is a voluntary membership and, for the small yearly dues of \$55, we offer great value. We publish a newsletter, print a Picacho Hills directory, provide welcome bags to new residents, sponsor the Merchant Discount Program for PHPOA members resulting in considerable savings from a wide array of local merchants, maintain a website, sponsor the Picacho Hills Neighborhood Watch Program, landscape and maintain public areas at the entry to Picacho and pursue projects beneficial to all residents. For example, two of our Directors are currently pursuing the possibility of getting the volunteer Fairacres Fire Department permanently staffed, or failing that, having the city of Mesilla be the first responders to the Picacho area in the event there are no volunteers on duty in Fairacres.

So there are a lot of good reasons to become a member of the PHPOA.

A membership form can be found on our website, [picachohillspoa.com](http://picachohillspoa.com), or you can use the form below.

MEMBERSHIP and DIRECTORY FORM

Send to: Treasurer, PHPOA

Annual dues (payable to PHPOA)

PO Box 51

\$55.00 per year homeowners

Fairacres, NM 88033

\$35.00 per year lot owners

Renewal  New Member

Date: \_\_\_\_\_

Picacho Hills Address: \_\_\_\_\_

Local (house) phone: \_\_\_\_\_

Member 1

Member 2

Name \_\_\_\_\_

**Print in directory**

**Print in directory?**

Email(s) \_\_\_\_\_ Y N \_\_\_\_\_ Y N

Other Phone(s) \_\_\_\_\_ Y N \_\_\_\_\_ Y N

Mailing Address (if different from above address): \_\_\_\_\_

(city)

(state)

(ZIP code)

(phone)

Other Information or Instructions \_\_\_\_\_

**The entry in the directory will appear as submitted**

**rev. 11/14**