



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

NEWSLETTER

Volume 31, No. 2
Spring, 2016

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President's Message – Forrest Beeson

Thanks to all of you who have responded to our messages regarding the water company's installation of a barbed wire fence at Picacho Hills Drive and Fairway Village Drive. We have received offers of plants and money and many good ideas to support our initiative to hide the fencing and develop a master landscaping plan for our community.

In the past, common area landscaping projects in Picacho Hills have been carried out on a piecemeal basis. A few areas are maintained while others languish. In contrast, our master plan will focus on the seven arterial streets that connect most of the loops and cul-de-sacs in Picacho Hills.

The PHPOA Landscaping Committee began holding planning meetings on June 2nd. We will work with landscaping professionals to maximize our investment and create attractive areas that can be maintained at the lowest possible cost.

As Picacho Hills is a large development, there are many areas that need attention. It will take time and money to address them all. We have not yet determined what the master plan will cost. It is not in the 2016 budget. Much of what we want to do will probably have to wait until 2017. Even so, to fund our landscaping initiative, the ongoing implementation of Neighborhood Watch, annual update of the neighborhood directory, expansion of the Merchant Discount program, and the many other services we provide to our members, we will have to raise the annual dues for 2017. The dues were increased from \$45 to \$55 in 2008 and have not been raised since then. Later this year, the PHPOA Board of Directors will determine the amount of the projected increase.

It would help all of us substantially if more residents join the PHPOA. We are inching toward 400 members and if we can double that number, the benefit will be enormous. Please ask your neighbors to join if they have not done so already. Some people mistakenly believe that because they belong to a neighborhood HOA or because they received a telephone directory when they first moved in, they are already members of the PHPOA. You can help by setting them straight on this point. Current members are listed on the PHPOA website: www.picachohillspoa.com. If all of us come together to support our beautiful community, we will be that much stronger.

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Annual Meeting Highlights – Margie Herberger*

**The author wishes to thank Hazel Coelho, former Secretary, for use of her Minutes, which are summarized here.*

The PHPOA held its 2016 Annual Meeting on March 13 at the Picacho Hills Country Club. Representatives of forty-nine households were in attendance, representing a total membership of 366 households. The following are highlights of the meeting:

PHPOA President Forrest Beeson introduced Hazel Coelho, Secretary: Bruce Jay, Vice President: Sharon Jones, Treasurer; and Directors Sheila Eilers, Robin Day Glenn, Jim Hayhoe, and Rosie Jay.

In his opening statement, Forrest noted the increase in PHPOA membership from 294 at last year's meeting to 366 currently. He then gave a recap of last year's accomplishments. Three Board Members are stepping down. Forrest noted that Sheila handled numerous landscaping projects, for which he commended her. Rosie was recognized for being in charge of the Merchant Discount Program, newcomers, and distribution of the Picacho Hills Directory (edited by Nancy Fuller). Hazel was thanked for her work as Board Secretary. These three Directors will be missed as they leave the Board.

Minutes: Minutes from the 2015 annual meeting were reviewed and approved by the membership.

Treasurer's Report: Forrest, referring to last year's meeting, stated that all nine board members attended several special meetings to reach an agreement on the 2016 budget. Sharon Jones, Treasurer, then presented the budget.

Fire/ Emergency Response & Water Company Update: Jim Hayhoe reported that he and Forrest have been working with Eric Crispin, Acting Fire Marshall, to reduce the response time to fire and emergency calls from Picacho Hills.

Water Company Update: Jim Hayhoe reported that Ray Ponteri has been elected as the District 5 representative to the water board. Jim reported that a rate review is under way. Construction on new tanks is expected to begin in June. Funding is in place for pipes to deliver water from the new tanks, as well as for two water treatment upgrades.

Neighborhood Watch: Bruce Jay explained how the program works. Currently, less than 25% of Picacho Hills is covered because we need more residents to volunteer as block captains for their neighborhoods.

Bylaws: Bruce announced that the project to amend the Bylaws has been completed. The amended Bylaws were voted on and approved by the membership.

Election results: Forrest Beeson, Margie Herberger, Pam Sherry, and Jan Walser were elected to the PHPOA Board for two-year terms.

Water Company Update – Jim Hayhoe



The Doña Ana Mutual Domestic Water Consumers Association (DAMDWCA) held its annual members' meeting on March 30. No significant business was conducted.

A special members' meeting was held in April for the purpose of approving a \$3.8M grant from the United States Department of Agriculture (USDA) for a significant Radium Springs upgrade. We attended that meeting to state again that formulation of a definitive policy for operation, maintenance and testing of fire hydrants is very important.

The bids for the two new water tanks were opened on May 10th and a contract has been awarded. We have been advised to anticipate a 300+ day construction cycle. Part of the contract is for the piping to connect our existing water system to the water tanks. This will begin in mid-June and will impact Anthem Road and Barcelona Ridge Road right-of-ways.

The DAMDWCA originally intended to demolish the old water tank after the new tanks were operational. An alternative currently under discussion is to retain a cut-down version of the tank that will hold up to 100,000 gallons of water as a boost-buffering reservoir.

Wastewater treatment facility upgrades are underway. There is no firm date yet as to when the treated output will be Class A water to feed to the new pond on the golf course.

A contractor engaged by DAMDWCA has conducted a rate review and presented his analysis to the Board. A public meeting was held on May 24th in Picacho Hills to brief customers on the details of the contractor's recommendations. The Board will announce what rate recommendations it will implement and the new rates will go into effect in July. The new rates will be reflected in the August bill cycle.

We participated in the DAMDWCA annual Infrastructure Capital Improvements Plan (ICIP) review in mid-May. At least two Picacho Hills projects (Via Norte pipe replacement and Barcelona Ridge Arroyo repair) are now on the top ten list for submittal to the State.

We have discussed the recent DAMDWCA's installation of two metal sheds and fencing enclosing Wells #7 and #15 in the context of the PHPOA Board's Master Landscaping Plan. At the time of this newsletter, residents' concerns have not been resolved. However, discussion is ongoing.

Several residents have seen an unexpected increase in their water bill recently. If that increase is significant, 50% or more, and you are not aware of any leaks on the home side of the water meter,

Water Company Update, cont'd.

I suggest the following: contact DAMDWCA immediately and ask to have your meter tested, which may cost you \$38 if sent off to a lab. Request a copy of the test results. A temporary replacement meter will be installed, so monitor your next bill closely. If the meter tests okay, it will be your responsibility to prove you have no leakage.

Fire and Emergency Response – Jim Hayhoe

As you may be aware, emergency services available to us here in Picacho Hills are limited. In response to an EMS (emergency medical service) 911 call, for example, an ambulance is dispatched from AMR Ambulance on Valley Drive and a fire truck is sent from the Fairacres Volunteer Fire Department if at least two volunteers are on duty. If Fairacres does not have at least 2 volunteers available when the call is received, then the Doña Ana Fire Department, which has several resident full-time firefighters, sends a truck. It can take up to 25 minutes before both ambulance and fire truck are on scene.

The PHPOA Board is working to improve fire and EMS response times. We are coordinating with the County and the Town of Mesilla to make the Town of Mesilla part of our automatic backup resources. This could reduce response time to calls from Picacho Hills to 10 to 15 minutes. A revised Mutual Aid Agreement with the Town of Mesilla is awaiting the Town's approval, an updated Automatic Backup Plan has been drafted, and amended Mesilla Valley Regional Dispatch Authority (MRVDA) protocols are under review. Unfortunately, the County is currently seeking a new County Fire Marshall. Approval of the revised Automatic Backup Plan and MRVDA protocols will probably not be forthcoming until a new County Fire Marshall is on board.

We continue discussions with Billy Garrett, our County Commissioner, and Chuck McMahon, from the County Manager's office, highlighting the growth projections for Picacho Hills/Picacho Mountain.

On the fire safety topic, the County Fire Marshall's Office now has a Fire Prevention Trailer with kitchen and bedroom demonstration modules. We plan to coordinate its setup at the Club for a day together with a demonstration by the Sheriff's Office.



Free Info on Fire Safety, Water Conservation

Fire safety and water conservation are important to all of us in Picacho Hills. Useful tips and instructions on these topics are available locally from several sources.

Brochures on home fire protection, kitchen fire safety, home smoke alarms, chimneys, and brush fires are available at the Doña Ana County Government Center, Engineering

Department, at 845 North Motel Boulevard.

Pool, spa and hot tub safety information by the International Code Council is available at the County Building, Community Development Office. Guides to rainwater harvesting, water-wise clothes washers, low-flow toilets, and finding/ fixing water leaks are available from the Doña Ana Mutual Domestic Water Consumers Association (DAMDWCA, our water company) in Doña Ana.

Master Landscaping Plan Now Under Development – Pam Sherry

The PHPOA Landscape Committee is developing a Master Landscaping Plan (MLP) for the major arterial streets of Picacho Hills.

The MLP will allow us to plan and coordinate clean-up and maintenance of problem areas and the addition of new landscaping to medians, mailbox areas, and along street right-of-ways. In addition, the MLP will show the water company, the county, realtors, and our residents that we have a tangible plan to beautify our community and preserve the landscaping.

We have met with three separate licensed landscape architects to discuss the scope of this project, including what the MLP would cost. "Native," "xeriscaping," "low maintenance," and "passive water harvesting" are the concepts we are emphasizing when discussing the plan.

This project will require the cooperation of several entities, including existing Home Owners' Associations (HOA's), the Picacho Hills Country Club, Doña Ana County and the Doña Anna Mutual Water Consumers' Association. Once an MLP is in place, we will prioritize the areas on which we want to focus and implement the plan area by area over a multi-year time frame.

Landscaping projects cost money. Unfortunately, only about a third of the property owners in Picacho Hills are members of the PHPOA. We need to increase our dues-paying membership! Please urge your neighbors to contribute to this effort by joining the PHPOA. We will also welcome any ideas you may have for financing the landscaping initiatives that will be outlined in the MLP. Currently, we are discussing whether to create a fund for this purpose.



Example of an area to be improved by professional landscape design

Neighborhood Watch – Bruce Jay

It is nearly one year since the Neighborhood Watch signs were posted in Picacho Hills. The program is growing, so we thought that an update would be appropriate.

The Neighborhood Watch program was developed by the PHPOA in partnership with the Doña Ana County Sheriff's Department to help neighbors identify and report potential criminal activities and to help to share information rapidly through the community in order to ultimately reduce criminal activity in Picacho Hills.

Under this program, neighborhoods are divided into blocks. Ideally, each block includes ten to fifteen homes in proximity to each other. Volunteer block captains are identified for each block, and a telephone communication system is developed for each block and between blocks. We initially identified about 30 blocks in the Picacho Hills Community, and we continue to redefine blocks as we gain more block captains. Currently, we have block captains for about 25 to 30 percent of the region. The number of block captains is growing, and we urge anyone with an interest who would like to learn more about the program to contact us either through the PHPOA website (www.picachohillspoa.com), by email (phpoanews@gmail.com), or by calling (575) 649-3594.

Neighborhood Watch can be very effective in reducing crime in the neighborhood, but there are many steps that we can each take to minimize the potential for becoming a crime victim. Some of these may be obvious but all are worth considering:

- Lock your doors and windows. This may seem obvious, but it is frequently neglected.
 - Do not leave your garage door open (even for a few minutes).
 - Lock your car even when parked in your driveway.
 - Don't leave valuables in plain sight in your car, either at home or at the mall.
 - Let your neighbors know when you will be away. One of the benefits of Neighborhood Watch is that people get to know their neighbors' habits, cars, hours, etc. and are more likely to notice if something is amiss.
 - Don't announce your vacation plans on your Facebook page.
 - Don't leave newspapers in the driveway. If your neighbors are away, pick up their newspapers and any advertising circulars that may have been left in their driveway or at the front door.
 - Alarm systems are great, but make sure they are turned on.
 - Install strong, reliable dead bolts that extend at least one inch when in the locked position at all entrances.
 - Doors from the garage should also be equipped with substantial locks. This is particularly appropriate if the garage is equipped with an electronic garage door opener.
 - Windows should also be equipped with locks. Nailing windows shut is not recommended because it could limit escape egress in the event of a fire.
 - A safe for your valuables can be helpful, but if it is not bolted down, it can be carried away.
 - Buy a dog. There are plenty of them available at local rescue shelters. If a burglar hears a dog, he will likely go to the next house. You will also enjoy a very grateful addition to your family.
-

Neighborhood Watch, cont'd.

If someone does manage to break into your home, and if you do not have a gun, a very effective deterrent for an intruder is wasp and hornet spray. It is more effective than pepper spray because it can shoot a stream about 20 feet. Aim it at the eyes, and it will temporarily blind the intruder giving you time to call the police or get out of the house.

If you are the victim of a robbery it is helpful for the police (as well as your insurance company) to have detailed descriptions of missing valuables. Photos of valuables such as artwork, jewelry, etc., are easy to take and can be very helpful in identifying stolen property.

In the next issue of this newsletter, we will provide some tips on observation and reporting of suspicious activities as well as what constitutes suspicious activities.



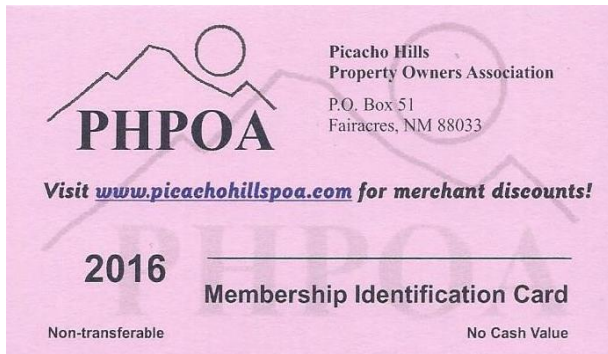
Picacho Hills Real Estate Statistics

Description	No. Homes	Avg List Price	Avg Days on Market
Active Listings	36	\$407,903	178
Under Agreement	5	\$400,360	131
Sold	12	\$278,783	70

For the period January 17, 2016 through May 30, 2016

provided by Laurie Beougher, RE/MAX Classic Realtor & Picacho Hills Resident

Merchant Discount Program – Chris Leyva



My name is Chris Leyva and I am a PHPOA Director. I recently took over this organization's Merchant Discount Program from Rosie Jay, who ran it last year. Rosie did such a wonderful job that I have very big shoes to fill. We have a list of 74 merchants offering discounts on a wide variety of goods and services at this time. Check them out at www.picachohillspoa.com/merchant_discount_program.php. To download a printable list of the participating merchants, click on the link included on the webpage. We hope to increase this number. I am always keeping an eye out for good local businesses which I can invite to join our program. If you are impressed by the service you received from a local company, please let us know. If you know of a merchant who may be interested, please call me at 323-3055 and I will get in touch with them.

Take advantage of many local discounts by presenting your PHPOA Merchant Discount card!

Updated 2016–2017 PHPOA Directories

The updated directories have been delivered to our members during the past two weeks. A huge thank you goes out to the 55 volunteers whose efforts made the distribution to nearly 380 households possible.

Unfortunately, many of our members had left for their summer homes by the time the directories were ready for distribution. Directories will be available for them upon their return. Members, please contact us via email (phpoanews@gmail.com) or through our website (www.picachohillspoa.com.) if you have not received your directory.

Newsletters – Rosie Jay

This marks the sixth 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 members without internet access, hard copies will continue to be available at the PHCC Clubhouse. If you know of anyone unable to go to the Clubhouse, please let me know by calling me at 649-3594 and we will make sure that they receive a copy.

Great American Cleanup

The Great American Cleanup was held on Saturday, April 9th. It was a beautiful day and we experienced a good turnout. The volunteers gathered at the home of the McKays at 1380 Via Norte. We greatly appreciate their willingness over the years to allow us to meet there, enjoy coffee and donuts and also distribute the materials for the cleanup.



For those of you who are new to our area and our membership, this Cleanup is an annual event held in the spring. In the fall, the PHPOA arranges for dumpsters on our hillside. These are provided at no cost by South Central Solid Waste Authority (SCSWA). Residents can dispose of items that are too large to be handled by regular trash pickup. (No food or hazardous waste.) We will be announcing the date for this complimentary service.

Shredder and Fire Safety Event – Sharon Jones

Mark your calendars! On July 9 from 10 AM – 3 PM, a truck from American Documents Service will be parked in the Picacho Hills Country Club parking lot. Bring your unwanted documents and clear a space in your home! (Shredding will be for documents only.)

On the same day, a Fire Safety Trailer will be in the parking lot to provide us with exhibits containing valuable information about fire safety in the home. A Fire Fighter will be on hand to demo and answer questions.

This event is brought to you by your PHPOA dues. Since all Picacho Hills residents are invited to participate in this event, please tell your friends and neighbors who are NOT already members of the PHPOA that this would be a wonderful opportunity for them to stop by the PHPOA table in the parking lot and join our membership. We have many more initiatives that need funding in order to improve our neighborhood quality of life.

Art in the Garden – Bruce Jay

On May 15, Picacho Hills was the site of the eighth annual Art in the Garden exhibit conducted by the Artists of Picacho Hills. During this annual event, local artists display their work in garden settings provided by local residents.

This year, works were exhibited in five local garden sites plus the PHCC Clubhouse. Folks who provided the garden environment included Steve Bailey, Larry



and Patricia Felhauer, Bob and Mary Talamini, Lynn Murray, and Emery and Janie Borsodi.

The works displayed demonstrate the talents of our local artists, and the garden settings are a spectacular showcase for these works. A walk through the gardens demonstrates to all visitors the capabilities of our talented local gardeners. We are looking forward to next year's Art in the Garden.



PHPOA Board of Directors

Office	Name	Term Expires	Telephone	Email
President	Forrest Beeson	2018	575 652-4939	fmbeeson@gmail.com
Vice President	Bruce Jay	2017	575 649-3594	rbjay44@gmail.com
Secretary	Margie Herberger	2018	575 634-7236	mpherbe@me.com
Treasurer	Sharon Jones	2017	575 202-0240	ms.sharonjones@gmail.com
Director	Jan Walser	2018	630 432-1894	janicewalser@gmail.com
Director	RobinDay Glenn	2017	575-652-4939	robindayglenn@gmail.com
Director	Jim Hayhoe	2017	575 524-9399	jimhayhoe3@msn.com
Director	Pam Sherry	2018	575 636-5803	pmlsherry@gmail.com
Director	Chris Leyva	2017	575 323-3055	elnino1@comcast.net

Standing Committee Roster

Standing Committee	Committee Chair	Members
Annual Meeting	Forrest Beeson	Bruce Jay, RobinDay Glenn, Sharon Jones
Community Improvement Roads/ETZ & Landscaping	Pam Sherry	Forrest Beeson, Chris Leyva, Jim Hayhoe, Sheila Eilers
Covenants/Safety/Security	Bruce Jay	Jim Hayhoe, Forrest Beeson
Directory	RobinDay Glenn	Nancy Fuller, Bob Oheim, Margie Herberger
Membership/Social Functions	Jan Walser	Marilyn Leyva, Sharon Jones
Merchant Discount Program	Chris Leyva	Sharon Jones, Rosie Jay
Neighborhood Reps / Distribution	Jan Walser	Marilyn Leyva, Sue Dueland, RobinDay Glenn
Newsletter	Margie Herberger	Jim Hayhoe, RobinDay Glenn, Bruce Jay
Nominating	Sharon Jones	Lynn Black, Ede Burge
Website Coordination	Bruce Jay	Margie Herberger, Jim Hayhoe, RobinDay Glenn

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 minimal 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. 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, or you can use the form below.



PICACHO HILLS PROPERTY OWNERS ASSOCIATION

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
