



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

# NEWSLETTER

Volume 30, No. 2  
Spring, 2015

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## *President's Message*

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For the past three years, it has been my privilege to serve you as treasurer of the Picacho Hills Property Owners Association. Change is in the wind, and the Board of Directors has now elected me to be president. I want to thank Kay Trujillo for her contribution to our community during her tenure as president. During this time, we completed landscape projects at the monument and the triangle, restored the original street signs, expanded the Merchant Discount Program, initiated the Neighborhood Watch Program, and more.

For 2015, the Board of Directors has an aggressive agenda. First of all, we want to have Neighborhood Watch fully implemented by the end of the year. If you're not up to speed on this, please contact Bruce Jay. We need cooperation from all of you in Picacho Hills so that we can make this happen. An important project now in progress is a rewrite of the PHPOA bylaws. This will likely take a year to complete. We expect to have a rough draft ready in September. A committee is hard at work to make this happen and we are off to a good start. A concern that we have heard often regards covenants. With 31 developments in Picacho Hills it can be confusing to determine boundaries, so we are going to create a color coded map so that the boundaries of each development can be clearly identified. Also, we will continue to expand the Merchant Discount Program to provide you with more opportunities to save money.

I'm excited about what we have planned this year. And, I'm excited about our new board members, Jim Hayhoe and Sharon Jones, who were elected on March 11th. Jim and Sharon are capable people who know this community very well and will help make things happen. Sharon has a thorough accounting background and has replaced me as treasurer. I also want to acknowledge and say thank you to our friends at the Picacho Hills Country Club for the excellent service they have provided during PHPOA meetings. We look forward toward maintaining our close relationship with the club as we both grow together.

In conclusion, I want to thank all of you for your support and for giving me the privilege to continue serving on the Board of Directors.

*- Forrest Beeson*

## *2015 Annual Meeting – Hazel Coelho*

On March 11<sup>th</sup> the PHPOA Annual Meeting was held at the Picacho Hills Country Club. Having reached a quorum of 37 households, the following is a recap of the results of the meeting.

The proposed bylaw change was tabled on the advice of the PHPOA attorney, Josh Smith. He felt we would be better served by reviewing the entire bylaws. Three members, Lynn Black, Sharon Jones and Patti Danley, volunteered to be on the committee. The goal is to have a Special Meeting of the membership in September to vote on the recommended changes. It was felt that would be sufficient time for rough drafts to be sent via e-mail to the membership for review and input. Bruce Jay, a member of the board will head the committee.

Forrest Beeson, Treasurer, gave our financial report. The PHPOA is well funded for projects budgeted for the coming year, including our new Neighborhood Watch program. We have paid off all outstanding debt and saved considerable printing costs by going "green" with the newsletter.

Election results for the 5 board seats available are as follows: Incumbents Bruce Jay, Chris Leyva, and Kay Trujillo were re-elected. The remaining 2 board seats were filled by write-in candidates, Jim Hayhoe and Sharon Jones. As prescribed by our bylaws, immediately following the meeting, the board met to elect officers for the coming year. The results are as follows: Forrest Beeson, President; Bruce Jay, Vice-President; Hazel Coelho, Secretary; Sharon Jones, Treasurer.

This is a brief synopsis of the meeting. At the suggestion of Hugh Jones, we will be e-mailing the approved minutes to the membership prior to next year's meeting. This will ensure everyone has time to read them prior to the meeting, when they need to be approved or disapproved by attendees. If any member would like to receive a copy before then, please contact us and we will be happy to e-mail them to you

The PHPOA would like to thank all the members who attended the meeting. Your participation and input makes us a stronger association to better serve our community.

Respectfully submitted,

Hazel Coelho, Secretary

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## *Neighborhood Watch– Bruce Jay*

The Neighborhood Watch program is moving ahead, although more slowly than we would like.

This past month marked a milestone in that we held our first meeting of the block captains. Several good ideas and questions came out of the meeting which are now being worked on. The next meeting will be scheduled for early July. Block captains will be introducing themselves to their neighbors and developing communications systems for their blocks.

Neighborhood watch signs are a crime deterrent in themselves. The signs have been purchased and received. A placement map has been created, and Doña Ana County Engineering Services has provided pricing for installation which has been agreed to. We are currently waiting on a final quote and schedule from DAC Engineering Services for the actual installation. Hopefully this will begin in June.

It is important to note that participation in the Neighborhood Watch program is not limited to PHPOA members or even Picacho Hills property owners. It is a community wide activity, and we urge everyone living in the community, including renters and those living in gated communities, to participate.

We want to thank those who have volunteered to be block captains. However we have a long way to go in order to organize the entire community. If you think you might want to volunteer, or would like to learn more about the program, just email us at [phpoanews@gmail.com](mailto:phpoanews@gmail.com) or call me at 575 649-3594.



## ***Merchant Discount Program– Rosie Jay***

Our Merchant Discount Program continues to grow, and as of this newsletter we have 59 participating merchants. Please check our website ([picachohillspoa.com](http://picachohillspoa.com)) for the most current list of merchants. When new merchants join the program they are featured in our Headlines section of the website under Merchant Discount Program. A link is provided to enable downloading a PDF of the entire list.

The following eight business have joined our program since the last newsletter:

**A.N.B. Custom Fabrication**

**Cafe de Mesilla**

**Guzman's Greenhouse (Mesilla store only)**

**Lulu's**

**Mesilla Valley Estate Sales**

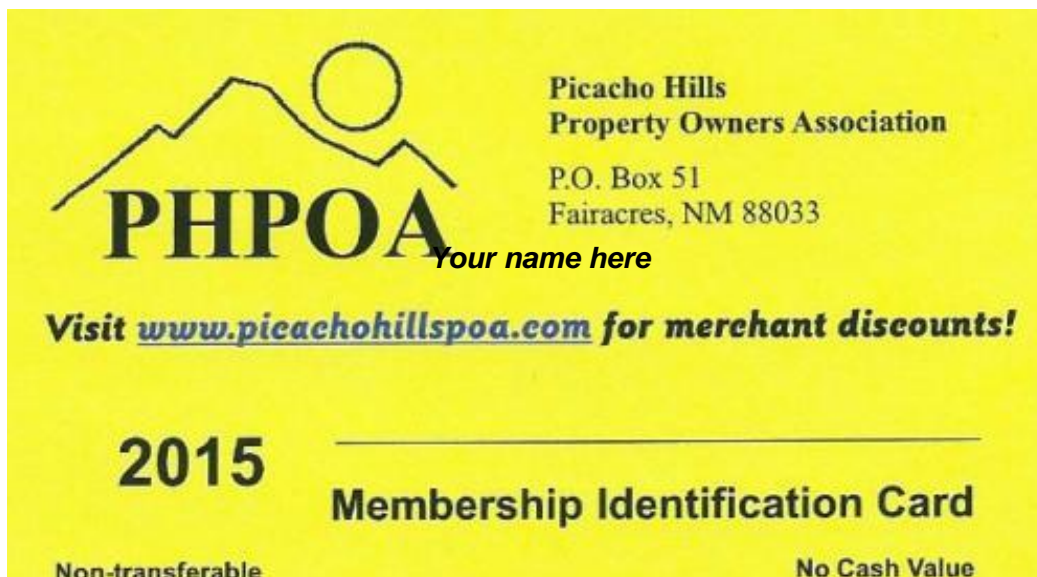
**Solamente de Mesilla**

**Studio 78 Photography**

**The Rustic Olive**

If you have identified a business that you would like to see join our program, please contact me at [rbjay44@gmail.com](mailto:rbjay44@gmail.com) or at 649-3594.

As always, please patronize these local businesses and take advantage of their discounts.



## *Landscape Update – Sheila Eilers*

The landscape committee continues to pursue projects that enhance the overall presentation of Picacho Hills.

### **Entrance Sign Takes on a New Look**

We have added our web address to our existing entrance sign to welcome more visitors to our web-site. This way people interested in living in Picacho Hills and residents already living here will be able to learn more about our community.

This was done by ANB Custom Fabrications and they are also a new merchant on our discount list. They make fences, rails, roof decks, and home address signs. They also powder coat metals and do fabrications for customizing vehicles and RV's.



### **County Road Department**

Several road and sign projects were described in the previous newsletter. We are still waiting for our work orders to be next in line. The County Road Department has been going through some supervisor changes and I have been talking to them on a constant basis. I remind them we are tax payers also, in Picacho Hills, and don't want to be forgotten.

### **Homeowners Property Lines**

If you do not know where your parcel lines are for your lot, please contact the county and find out. After researching I have found out a lot of the residents do not maintain their property all the way to the road. In some cases, homeowners property continues over a wall to the road. Even if there is the usual utility easement just off the road, it is still the homeowner's responsibility to maintain it.

**Let's ALL work together to keep Picacho Hills Community clean and beautiful.**

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## *Water Projects Update – Bruce Jay*

Water supply remains an issue of significant interest here in Picacho Hills. After years of neglect of the infrastructure, there are numerous problems that need to be remedied. This was underscored by two water main breaks which shut down water supply to a significant portion of Picacho Hills. One of the breaks occurred at Via Norte near Via Emma some time during the night on Saturday or early Sunday morning February 9th and shut down water to a large portion of Picacho Hills including the PHCC clubhouse. At 5:30 Sunday morning a call to their emergency line was answered by a real person who knew what had happened and what was being done about it. This is customer service. The break was repaired by mid afternoon. The second break occurred on April 22 also on Via Norte very near the location of the earlier one. Water service was restored within about six hours. DAMWCA is to be commended for their response to these two breaks. However, these two breaks are an indication of just how fragile our current system is.

In our Winter issue we provided an update of the projects planned and currently in place by Doña Ana Mutual Water Consumers Association which are necessary to repair infrastructure deficiencies and expand the capabilities of our water supply system to meet current and anticipated demand. 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. However, the primary goal right now is to provide a reliable water supply.

Current projects include:

### **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. Funding will be via a low interest loan from the NMED. Work is expected to begin in September or October and require about six months to complete. 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 \$3.7 million.

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

The third well, well number 15, is perhaps the best producer of the three wells in Picacho Hills. Preliminary testing has been performed, and permits have been applied for and are required from the state before it can be put into service. Once approved, water lines will need to be installed to hook up with the new water tank. All wells will be housed in protective structures.

### **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. Work will start about eight weeks after receiving clearances, and it will be several months before the application is reviewed. Cost for this is estimated at \$2.7 million. Funding is planned at 55% EPA grant and 45% NMED loan.



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

This project is under way, and can be seen from Picacho Hills Drive (see below). In addition to providing more improved water testing capabilities, it will be the home to a backhoe as well as other tools and supplies. Thus if (when) another break occurs it can be handled more expeditiously if equipment and materials are here in Picacho Hills. It is being funded out of current operations and should be completed by the end of August.



The total cost for all of these projects is estimated at approximately \$7 million. This is the price of recovering from years of neglect.

### ***Fire Hydrant Testing update – Jim Hayhoe***



You have probably noticed that many of the fire hydrants located throughout Picacho Hills are now freshly painted bright red. There are 213 fire hydrants in Picacho Hills and DAMDWCA was inspecting a few per

week. They recently advised that testing has been completed. The inspections had been limited to verifying the presence of water at the hydrant, lubricating the fittings, and painting them. The inspection is restricted due to the damaged, and soon to be replaced, water tank at the top of Barcelona Ridge Road which does not have adequate capacity to allow for full testing.

We all have become much more conscious lately of the lack of attention to our entire water and wastewater system under our former water company. Fire hydrants have probably not been tested for many years, whereas Commercial Standards typically calls for annual inspection and test.

As mentioned above DAMDWCA began inspection of the fire hydrants last summer when residents brought it to the attention of the DAMDWCA Board. To date 4 hydrants have been found to be non-functional and those hydrants have been replaced. Kudus to Orlando and his field team at DAMDWCA for following through with the inspections and replacements where necessary.

Once the new water tanks are installed and operational, it is anticipated that DAMDWCA will start a program of Full Flow Testing of all of the hydrants. Once that is underway there will probably be a color coded swatch painted on identifying the flow capacity of each hydrant to fire personnel.

A few months ago it was brought to the attention of the DAMDWCA Board that DAMDWCA did not have a Policy or Procedures or Standards for inspection and test of fire hydrants. We volunteered to conduct research and did provide to the Board information on the Standards used by the State of New Mexico, Dona Ana County and the City of Las Cruces (International Fire Code). In addition, alternate Standards information was provided (National Fire Protection Association and the American Water Works Association). The Board has taken this information under consideration and has indicated that they are contacting other Mutual Domestics in the State to learn what they use for Policies or Procedures or Standards. [at the recent DAMDWCA Annual Meeting it was noted that there are up to another 400 fire hydrants in the DAMDWCA system – further validating the need for a Policy or Procedure or Standard]

The common denominator in all of the Standards is annual inspection and test of fire hydrants and we anticipate that DAMDWCA will adopt similar requirements under a new Policy or Procedure.

During our research we talked to the Dona Ana County Fire Marshall and also the Captain of our local Fairview Volunteer Fire Station. Both were very supportive of the initiative and have volunteered their assistance to DAMDWCA.

Fire Suppression systems are typically those ceiling sprinklers seen in commercial facilities. There are a couple of those systems here in Picacho Hills. Testing of those systems is the responsibility of the owner, but it is the responsibility of DAMDWCA to insure that adequate water flow is available to those systems.

An interesting sidebar: At the DAMDWCA Annual Meeting in March we were approached by a recently retired Dona Ana County Fire Captain. He discussed the challenges of manning a Volunteer Fire Station and he is well aware of the continuing growth of Picacho Hills. He told us that we should campaign diligently for a Manned Fire Station at Fairview to better insure a rapid response in case of a fire here in Picacho Hills. He further advised that this could be resolved either at the Dona Ana County Commission through their budgetary process, or legislatively at the State.

More on this topic in the next PHPOA Newsletter.



### ***Great American Clean Up – Rosie Jay***

The Great American Cleanup Day was held on April 11th. It was a beautiful spring day for this activity. It was a pleasant surprise to see 37 people arrive at the home of Mary Ellen & Franklin McKay for donuts & coffee. Supplies and GAC t-shirts were distributed as well. Forty five bags of trash were collected which amounts to approximately 900 pounds. The collected bags were discarded in complimentary dumpsters provided by South Central Solid Waste Authority (SCSWA). Our thanks again to SCSWA for supporting this project for several years.

We hope that residents took note of the banner that was displayed on Picacho Drive advertising the Great American Cleanup. The banner was purchased by the PHPOA and will be used for future years. As an additional enticement to participate, the Picacho Hills Country Club offered Dinner For Two as a door prize. Dorothy Peterson was the lucky winner. Ump's 88 offered specials all day for anyone who had joined in the cleanup. We thank the Country Club and Ump's 88 for their community spirit and of course our thanks again to the McKay's who continually support the cleanup by hosting all the volunteers prior to it. It is a great way to meet your neighbors and do something positive for our beautiful Picacho Hills

### ***Newsletters – Rosie Jay***

This issue of the newsletter is the third to be delivered electronically. A year ago we announced in the newsletter that we were considering going to paperless distribution of the newsletter. In the spring 2014 issue we stated that that issue would be the last to be hand delivered. We have been able to achieve some significant savings on printing costs as well as saving the efforts of volunteers who delivered the newsletters door to door.

Part of this transition was to assure that folks without electronic/internet access would always be able to receive copies. To this end we made hard copies available at the clubhouse, and via announcements in previous newsletters advised that anyone not having internet access and who was also unable to go to the clubhouse could have a copy delivered by asking for one. Even with this planning, we have heard from people who were somewhat chagrined that they did not receive a copy.

If you know of someone who does not have internet access and who is unable to go to the clubhouse, please call Rosie Jay at 649-3594, and we will make arrangements to deliver a newsletter.

### ***Updated Directories – Rosie Jay***

The 2015-2016 PHPOA updated directories became available in April. A huge thank you goes out to the 42 volunteers who hand delivered the directories in their immediate area. Without your help, the directories would not have been received in such a timely manner. All members who have paid their 2015 dues should have received an updated directory. If you know of a situation where this is not the case, please email Rosie Jay at rbjay44@gmail.com or call me at 649-3594 and arrangements will be made.

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### *Newcomers Social*

The annual Newcomers Social was held at Picacho Hills Country Club on February 8th from 3-5 p.m. This year saw an increase in new residents and 38 people were in attendance. A delicious buffet of hot hors d'oeuvres was served as well as beer or wine.

The Country Club and Ump's 88 generously offered door prizes. Two dinners for two were won by Karen & Albert Harvey and Sally & Mark Lenarz. A dinner for four at Ump's 88 was won by Dr. Mark & Ann Bieri. Two Major League baseball tickets to the game of your choice were won by Alan Brown & Robert Sheridan. We thank the Country Club and Ump's 88 for helping to make our social extra special.

### *Pet Microchips*

Twice in the past few weeks we have had situations regarding lost and found dogs. Both situations had happy endings in that the pets were reunited with their families. This was the result of caring people making an effort to either identify the owners or the pet and to alert the community of the situation. However, neither of these pets had microchips. Having a microchip makes identification of the owner and the pet so much more likely, reducing the anxiety of both the owners and the lost pets.

If you have pet, please make sure that they have a microchip implanted. They do so much for us. We owe it to them.

### *Picacho Hills Real Estate Statistics*

<b>Description</b>	<b>No. Homes</b>	<b>Ave Price</b>	<b>Ave Days on Market</b>
Active Listings	44	\$386,467	174
Under Agreement	8	\$274,641	157
Sold	10	\$216,100	106

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

***New Board Members***

We are pleased to welcome Sharon Jones and Jim Hayhoe to the PHPOA Board of Directors.

Sharon and her husband, Hugh, retired to Las Cruces 8 years ago from the northwest. In her professional life she was a tax consultant, accountant, business owner and, more importantly, wife and mother. She enjoys golfing, quilting, and participating as a vendor at the Farmer’s and Crafts Market on Saturdays. We are fortunate to have someone with Sharon’s professional experience as our Treasurer.

Jim is well known to most of the folks here in Picacho Hills. Jim and Mary moved to Picacho Hills full time in 2001 after a distinguished career in technical management in defense electronics. Jim remains active in technical consulting, local community initiatives, golf, and competitive duplicate bridge. Jim brings valuable management experience and skills to the board.

***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. A membership form can be found on our website, 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

**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	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
Website Coordination	Bruce Jay	Forrest Beeson, Jim Hayhoe