



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

NEWSLETTER

Volume 29 No. 1

APRIL, 2013

Serving your community since 1984 • Visit Us @ www.picachohills.org

Kay Trujillo

President, Picacho Hills Property Owners Association

April 4

Hello Neighbors. I am Kay Trujillo, your new PHPOA President. Howard Dukes recently vacated his board position due to his relocation to California. We wish him and Rebecca the best.

I moved to Picacho Hills two years ago with my husband, Lionel, from Tucson, Arizona, where I was very involved with our homeowners association, and so I understand the importance and role that the Property Owners Association plays in protecting our home values. Last year I was asked to join the PHPOA Board of Directors, and I served as Vice President. My immediate goal was to increase the membership of our association, a task made easier by the emergence of the "Trash Wars." The two companies competing to serve our area agreed to provide a major discount for members of the PHPOA. The annual savings for trash collection and recycling more than makes up for the \$55 membership fee, and this privilege dramatically increased our membership. PHPOA membership also provides a Discount Merchant Program (details are on our website.)

On February 3rd we had our annual Newcomer's Social and enjoyed welcoming new homeowners. At our successful PHPOA Annual Meeting, held on March 12th, we discussed several issues, including those pertaining to the Picacho Hills Utility Co. (PHUC). Read further on for more details.

The Board, with its established and new members, is interested in helping us all protect and enhance the values of our properties. If you can't help directly, please join the PHPOA. The cost is minimal and the advantages are economically measurable.

GO GREEN

The full text of this newsletter is available on our website, www.picachohills.org, and members can now receive an email copy in place of paper. Our "Go Green" members are increasing with each edition, and to those of you who have elected to get your newsletter delivered via e-mail, we say "Thank You" for helping us lower printing expenses. If you would like to add your name and e-mail to our list, send your request to phpoanews@aol.com or call Hazel Coelho at 523-0004.

Annual Meeting Summary 12 March 2013

The Social was from 6:30-7:30pm with a delicious appetizer buffet and complimentary glass of wine or beer for each attendee. We had a total of 66 property owner members, including all of the board members (with the exception of our Treasurer, Forrest Beeson, who was celebrating his 25th anniversary). The meeting was called to order by Howard Dukes, President, at 7:33 pm. Howard thanked members and the PHCC staff, and introduced the board members. Secretary Nancy Simmons declared a quorum to be present - more than 10% of the current 290 homeowners. Copies of the March 2012 Annual Meeting minutes were distributed, along with an agenda and a detailed Treasurer Report prepared by Forrest Beeson. The minutes were approved and seconded, as was the Treasurer's Report.

Howard discussed many of the accomplishments and ongoing projects undertaken by this board:

- Clean-Up Day will be April 13th from 8:30-11:00am. Last year's high winds kept this to 6 volunteers, but we expect a big group this April. Coffee and donuts will be provided.
- The "trash wars" have been a big success. Both SW Disposal and MV Disposal offer a great discount to POA members - more than worth the cost of a membership.
- The County Assessor meeting was well attended, and excellent information was provided for lower real estate taxes.
- The entrance to Picacho Hills has been enhanced by new landscaping, sign paint, and the eradication of weeds. New lighting is a work in progress, thanks to Chris Leyva.
- Merchant Discount Program has expanded to 26 restaurants and businesses. Special thanks to Henry Broekhoff, Dave Zeemont and Larry Goforth for the creation of this program. Chairperson Nancy Simmons has been actively recruiting and welcomes more new businesses. Please contact her with names of your favorite merchants.

Dave Zeemont, member of the Utilities and Litigation committee, gave an update on the water issues with PHUC. Since the judge's meeting was cancelled the day before, the Sun News carried an excellent article detailing the history. Dave's "history" with the situation gave more insight into the probable delay of one more year before anything is decided. Dave

and Paul Gradwohl have been involved from the beginning and will continue to bring new information to homeowners. Mr. Blanco's declaration of bankruptcy, the fact that the utility is already in the hands of a receiver (Robert Martin from Silver City,) and questions as to why Dona Ana is interested in our water system were raised. Mr. Blanco wants an audit, so perhaps that will provide some real answers. Questions re: water problems in Coronado Ridge and poor water conditions on hole #18 were also raised.

Election results were declared for the slate, with 134 ballots counted by Nancy Fuller, Franklin McKay and Sylvia Bizzell - all former Board members. The four newest board members on the slate are Kay Trujillo, Chris Leyva, Bruce Jay, and Tamara Fetzter. Howard introduced the current and new board members:

- Kay Trujillo - VP
- Nancy Simmons - Secretary
- Forrest Beeson - Treasurer (in absentia)
- Directors: Hazel Coelho, Don Kotowski, Tamara Fetzter, Chris Leyva, and Bruce Jay

New business:

- Suggestion for a Picacho Hills public park – discussion concerning financing and land acquisition issues. We have Picacho Mountain nearby...
- April 13 Clean-Up – 8:30 am at McKay's at 1380 Via Norte. Bruce & Rosie Jay are coordinating this event: bags, gloves & T shirts will be available- see Hazel's new sign at Picacho Hills entrance. The same day we will also help collect cans for Cans for Critters. Two dumpsters will be available for all but household-food trash: at the corner of Vista Hermosa & Via Norte and by Fairway Village.
- Any homeowner interested in serving on any of the committees is always welcome. Suggestions for the Merchant Discount Program are welcome too – we could double this by next year!

Ed and Diane Nelson personally thanked and recognized past and current board members. Ed also suggested that we need and want more PHPOA members, with the goal of every home owner in Picacho Hills joining.

The meeting adjourned at 8:07pm.

Minutes submitted by Nancy Simmons, Secretary

Picacho Hills Real Estate Statics

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

Active Home Listings		Average Days	
<u>January – March 27, 2013</u>	<u>Average List Price</u>	<u>On Market</u>	
55 homes	\$ 413,397	257	
Under Contract		Average Days	
<u>January – March 27, 2013</u>	<u>Average List Price</u>	<u>On Market</u>	
13	\$ 282,107	158	

Sold & Closed		Average Days	
<u>Year-to-Date</u>	<u>Average List Price</u>	<u>Average Sold Price</u>	<u>On Market</u>
2010	11	\$ 444,418	182
2011	5	\$ 333,160	182
2012	24	\$ 309,596	143

Meet Three New Board Members

Bruce Jay

I grew up in the greater Boston area, and went to Northeastern University in Boston. I worked in Boston for several years, and made a career switch to Marketing. I spent the next thirty-five or so years marketing high tech equipment and materials primarily to the semiconductor industry. Rosie and I were first exposed to New Mexico when I attended a trade show in Albuquerque in 1986. Since that time nearly all of our vacations were to New Mexico with each trip planned to feature different locations and new experiences. It became clear that New Mexico, particularly Las Cruces, was our retirement destination. In 2000, after a stint in Taiwan, we relocated from Connecticut to Texas. It wasn't New Mexico, but it was closer. We bought a house in Las Cruces in 2005, and moved here last September. It has been everything that we had hoped for.

Johnny Chris Leyva

Marilyn and I both retired from Delta Airlines in Memphis, Tennessee, where she was a flight attendant working the Memphis-Amsterdam route, and I was an agent. Along with my airline duties, as a pro bono drug and alcohol counselor, I held interventions for the International Association of Machinists and Aerospace Workers. Being a Postulate during the Knights Templar West Point Grand Convent of 2010, I was embraced and knighted into their noble ranks in November 2011. We moved to Las Cruces in September 2012, but I was born and raised on a ranch at Tonuco Mountain ten miles south of the Chili Capital of the world. Now, living in Picacho Hills across from the Organ Mountains, I have come full circle. With my days not too far spent and my precious jewel by my side, I now realize life may take you unexpected places but love brings you home, and home I will stay.

Kelly Williams

Kelly was born in Michigan and moved to Las Cruces with her husband, Mike, in 2008. She has a Bachelor Degree in Business and is a Certified Microsoft Office Specialist. She works at General Dynamics on a NASA satellite communications program. She enjoys reading, walking, motorcycling, and traveling/sightseeing whenever possible. Yellow Lab Kayla lives with her and Mike.

Utilities and Litigation Committee Report--Dave Zeemont, Committee Member

Unfortunately, for various reasons, the Third Judicial District Court in Las Cruces has been unable to hold hearings regarding the sale of the utility to Dona Ana Mutual Domestic Water Consumers Assn. The scheduling of a hearing date has been further complicated by the attempt of the owner of PHUC (but **not** the receiver that is operating the utility) to place PHUC in Chapter 11 (Debtor-in-Possession) Bankruptcy. Bankruptcies are handled by a Federal Court in Albuquerque, and this filing automatically stays the proceedings here in Las Cruces. What also remains at issue is whether the utility is actually bankrupt, and whether the owner, who has already been relieved of the possession of the assets and operation of the utility by the NM Public Regulation Commission, has the legal ability to enter it into bankruptcy, since he does not have possession of the current records. It is my understanding that the bank in this case, which is the chief creditor, is challenging the bankruptcy petition.

This is the latest of several maneuvers by various parties to forestall any action in the case. As I mentioned in the previous report, the owner of PHUC filed a quitclaim deed with the Dona Ana County Clerk, transferring two of PHUC's wells and 1876 acre feet of water rights to a third party. This transfer was subsequently rejected by the Office of the State Engineer. However, notwithstanding that decision, the wells and water rights were transferred by quitclaim deed to a **fourth** party in January, 2013. It is interesting to note that the original quitclaim deed was not properly signed by the owner of Picacho Hills Utility Co., but that he **did** sign the second quitclaim as **agent for the third party** (not the utility). I have copies of these documents as filed. If you would like to see them, please e-mail me at phpoanews.com.

In the meantime, it appears that DAMDWC is still interested in going through with the purchase of PHUC, and fortunately for us, the receiver is still capably operating the utility. In the short term at least, this means a huge savings in our utility bills for PHUC customers.

Thieves Among Us--Forrest Beeson, Treasurer

Although Picacho Hills is a very safe place to live, we need to remember that we're not immune to crime. In an upscale community like ours, a common practice for thieves is to pose as gardeners or service contractors. They work in pairs and often wear clothes to match each other, khaki pants and shirt for example, so that they present a legitimate look. They'll drive past our homes in a truck with no signage looking for an easy opportunity. When they find it, they park and go to work. One person, the lookout, may fiddle with tools while the other person steals valuables from your garage, car, patio or home. In a few minutes they're gone. What can you do? If you see something going on that doesn't look right, give your neighbor a call. Be sure to write down the vehicle license plate number. If you see a crime in process, call the police. Never confront suspicious people! Although they're generally petty thieves, they may be armed! At the very least, they're desperate. And, if you're going to have work done around your home, it's a good idea to let your neighbors know. When we take a little time to look after one another, we make Picacho Hills an even safer place to live.

SAFE HAVEN ANIMAL SANCTUARY is looking for volunteers to help out at either their Thrift Store at 840 El Paseo, or the Sanctuary itself at 6890 Eagle Road (on the East Mesa). If you have a few hours a week to spare, contact Dave Zeemont at 523-0913. The main number for Safe Haven is 527-4544, in case you're interested in adopting a dog or cat. Thank you.

Note from Bruce Jay, Website Committee, Chair

The PHPOA website continues to serve a number of purposes. The most important is that it is a window into current issues relevant to Picacho Hills residents as well as actions taken and planned by the PHPOA. The website supports the mission of the PHPOA by providing timely information regarding matters affecting the community and provides updates and status reports on current issues.

Additionally, it is an excellent reference site providing schedules for various activities and events as well as historical information. Since the site is accessible by anyone, including both current and future members of the PHPOA, it should be the “Go to” site for all Picacho Hills residents seeking information regarding their community and should encourage broader participation in PHPOA programs. We will be soliciting feedback from site users as the site continues to evolve.

Note from Johnny Chris Leyva, Landscape Committee, Chair

We hope you will all take notice of the hard work your PHPOA dollars achieved at the Picacho Hills entrance. Littlefield Landscaping did an amazing job painting the monument and re-landscaping the area. Soon your PHPOA dollars will be at work replacing the seventeen year old monument lights, giving us a better night view of our enhanced entrance.

Members Retrieve Their Dues (and then some)

Larry Goforth, Merchant Discount Program Committee Member

Time for a little arithmetic. Each membership pays \$55 annually to belong to this association. The trash disposal discount available to members amounts to \$36 over a year. The other \$19 cannot take a member very long to defray. Dining out at our discount eateries only once a month will more than do it. Or partaking of the services and goods available at the rest of our **26 participating merchants** would suffice. This list of participating merchants continues to expand. Bottom line: PHPOA membership costs virtually nothing; in fact it's a profitable investment. An alphabetic listing of these merchants can be seen on the Merchant Discounts page of our website. **www.picachohills.org**

Ideas for new merchants should go to Nancy Simmons, committee chair.

Nearby Medical Care

Memorial PromptCare opened in February of this year. They treat non-emergent illnesses and injuries. They can also provide minor suturing. In addition to the PromptCare clinic, there is a QuickLab in the same facility. In QuickLab, walk-in lab testing ordered by your physician is available. The hours for the PromptCare Clinic are 9am to 9pm on Monday – Saturday, and 9 am to 5pm on Sunday. The hours for the walk-in laboratory are 7am to 7pm on Monday – Saturday, and 9am to 5 pm on Sunday. Most insurance providers are accepted. They are in the Citizens Bank building, on the west side; **3030 W Picacho Blvd. Suite D, Las Cruces, NM 88007, [575-541-7420](tel:575-541-7420)**

Board of Directors

Position	Name	Phone	Term Expires	Email Address
President	Kay Trujillo	575-649-2280	2015	katpaints@aol.com
Vice President	Hazel Coelho	575-523-0004	2014	hazelcoelho@hotmail.com
Secretary	Nancy Simmons	480-277-5258	2015	npsimmons@msn.com
Treasurer	Forrest Beeson	575-652-4939	2014	fmbeeson@gmail.com
Directors	Bruce Jay	512-934-1772	2015	randbjay@yahoo.com
	Don Kotowski	575-556-9663	2014	donaldkotowski@hotmail.com
	Tamara Fetzer	575-652-4241	2015	623tsf@gmail.com
	Chris Leyva	575-323-3055	2015	elnino1@comcast.net
	Kelly Williams	248-420-3233	2014	kelly.williams@gdc4s.com

Standing Committees	Committee Chair	Members
Annual Meeting	Kay Trujillo	Nancy Simmons, Hazel Coelho, Tamara Fetzer, Marilyn Leyva
Community Improvements/Roads/ETZ/Landscaping	Chris Leyva	Don Kotowski, Forrest Beeson, Kelly Williams, Marilyn Leyva
Covenants/Safety/Security	Don Kotowski	Bruce Jay, Kelly Williams
Directory	Tamara Fetzer	Nancy Fuller, Bob Oheim
Membership/Social Functions	Hazel Coelho	Nancy Simmons, Rosie Jay, Marilyn Leyva
Merchant Discount Program	Nancy Simmons	Rosie Jay, Larry Goforth
Neighborhood Representatives/Distribution	Hazel Coelho	Linda Gill, Anna Leuenberger, Rosie Jay
Newsletter	Tamara Fetzer	Bruce Jay, Nancy Simmons
Nominating	Hazel Coelho	Kay Trujillo, Kelly Williams
Utilities and Litigation	Forrest Beeson	Don Kotowski, Dave Zeemont, Paul Gradwohl
Website Coordination	Bruce Jay	Forrest Beeson, Tamara Fetzer, Larry Goforth

VOLUNTEERS NEEDED TO DRIVE DAV VANS

Volunteers are needed to drive vans on behalf of the Disabled American Veterans, local Chapter 38. The DAV Transportation System is a national non-profit organization that helps get our military veterans to VA medical facilities or VA doctor referrals.

DAV Chapter 38 schedules free, early morning rides for Dona Ana County resident veterans

MONDAY thru THURSDAY to El Paso, Las Cruces, and Albuquerque VA facilities.

If you are interested and have one day per week to volunteer, please contact Dave Zeemont at 523-0913.

A Sincere Thank You-

to Howard Dukes for his excellent service as board president during the past year. In accordance with the by-laws, Kelly Williams was voted in as a director at the April 2, 2013, board meeting to fill the newly vacated board position.

What do PHPOA membership dues pay for?

- Landscape maintenance and improvement
- Miscellaneous community projects
- PHPOA directories
- Newsletters
- Postage
- Website maintenance
- Insurance and litigation issues
- Annual newcomer social
- Annual meeting expenses
- Annual donation to Fairacres Fire Department
- Electricity to light entrance sign by Hwy. 70
- Unforeseen issues affecting our neighborhood

*****ATTENTION PICACHO HILLS RESIDENTS*****

The Art in the Garden Tour needs skilled and talented residents to organize and participate in this prestigious annual event.

This event is co-sponsored by two Picacho Hills groups, Picacho Hills Gardeners and The Artists of Picacho Hills, but since this garden tour is a unique community event here in Picacho Hills, we welcome everyone to participate. Many of our residents bring enormous talent and skills to our community, and we need the expertise of those of you interested to make this event even more outstanding.

The next tour will be held May 18, 2014, with The Artists of Picacho Hills displaying their talents in selected resident gardens. This will be the 6th tour exclusively held in our community and it has gained popularity with residents in surrounding cities and communities. Over 600 people annually have toured this event and we want to keep the ball rolling with your help.

The organization is well documented, but many hands make light work! Please consider joining us to make this event another stellar feature showing off our community and our residents' talents.

If you are a resident of Picacho Hills and have an interest in joining The Artists of Picacho Hills or the Picacho Hills Gardeners, please contact the names below. However, you need not be a member of either group to contribute to The Art in the Garden Tour.

Contact Jan Harrison at 541-9284 or Marty Blasche at 524-2989 for more information to see how you can contribute to this successful community event.

PICACHO HILLS PROPERTY OWNERS ASSOCIATION
MEMBERSHIP and DIRECTORY FORM

Send to: Treasurer, PHPOA
PO Box 51
Fairacres, NM 88033

Annual dues (payable to PHPOA)
___ \$55.00 per year homeowners
___ \$35.00 per year lot owners

___ Renewal ___ New Member

Date: _____

Picacho Hills Address: _____

Local phone: _____

Mailing Address (if different): _____

mailing address, continued _____
(city) (state) (ZIP code) (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

Would you like to receive your newsletters (3 issues) ___ by email (Go Green)? ___ delivered to your door?

Other Information or Instructions _____

The entry in the directory will appear as submitted

rev. 12/12

The PHPOA was chartered on June 12, 1984 for the purpose of representing the owners of Picacho Hills property in matters affecting the community as a whole: upgrading and maintaining our roads, intervening in utility rate changes, conducting beautification projects, addressing safety and security concerns, reviewing Doña Ana County ETZ, new sub-division and master plan proposals, changes and variances, and any other subjects that may impact our neighborhood environment and property values. We also publish a directory of homeowners which is distributed every year in April. We thank you for your time and support.

PHPOA
P.O Box 51
Fairacres, NM 88033

