

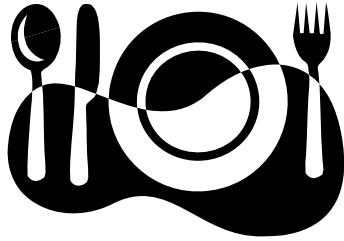


Picacho Hills  
Property Owners Association  
PO Box 51  
Fairacres, NM 88033

## NEWSLETTER

Volume 19 No. 1

February, 2004



### *20th ANNUAL MEMBERSHIP MEETING*

Tuesday, March 9, 2004

The 20th annual membership meeting and dinner will be held on Tuesday, March 9, 2004 at the Picacho Hills Clubhouse.

- 5:30 Cocktail hour – cash bar
- 6:30 Dinner
- 7:30 Meeting

The agenda for the meeting includes the election of members to the Board of Directors, discussion of the Board's activities and items of current interest.

**Reservations and prepayment** for dinner **are required** and will be limited to the first 100. The cost of the evening is \$18.00 per person. Members unable to make it to the dinner are encouraged to attend the meeting.

A meeting notice, ballot and dinner reservation form will be mailed separately to PHPOA **members of record**. If you are a resident of Picacho Hills and have not joined PHPOA, mail your check, payable to PHPOA, along with the Application (on the back page) today to:

Mary Struss, Treasurer  
P.O. Box 51  
Fairacres, NM 88033

The annual dues for 2004 remain \$45.00 for homeowners and \$25.00 for lot owners.

If you are a PHPOA member and do not receive the separate mailing of the Meeting Notice Package, please call Ann Fair at 525-6755.

The evening should be informative regarding things happening in our neighborhood. Come and meet new neighbors and greet old friends.

Join us !!!!!



## A Message from the President



### STATE OF THE ASSOCIATION

Our finances are in good shape and your Board has worked hard to improve our community.

### COMMUNITY IMPROVEMENT/ROADS:

All tile signs were repaired and painted. Our spring and fall clean up days removed a dumpster each session. We got the County to repair potholes, clean intersections and have 'chip and seal' on their schedule in 2004.

The weed control and community beautification will have a larger budget for 2004, and the board would appreciate any suggestions for community beautification projects.

### COVENANTS/SAFETY/SECURITY:

After our first meeting with Sheriff Henandez, our County Commissioner Oscar Vasquez Butler and Sheriff Deputy Leigh Anne Ellenburg, patrols have increased and speeds controlled.

We again increased our donation to Fairacres Volunteer Fire Department.

### NEWLETTER/DIRECTORY:

We will be publishing the 2004 directory after our annual meeting in order to better show those that have paid their dues.

### HOSPITALITY:

Please show appreciation for the Hospitality Committee representatives for welcoming new residents, delivering newsletters, fliers and directories.

### UTILITY:

PHPOA, through the Utility Committee, an intervener in Picacho Hills Utility Company's {PHUC} request for increased water and sewer rates that has been pending before the New Mexico Public Regulation Commission {'Commission'} including the withdrawing the request for water and sewer rate increases. The "Commission" has since issued an Order Initiating Formal Review of "PHUC" on December 16, 2003.

I am not seeking re-election, so conducting the annual meeting will be my last official act as a PHPOA Board member. I thank PHPOA for the privilege and opportunity to serve.

*Rodney L. Brown*  
President, 2003-2004

# Treasurer's Report



Picacho Hills Property Owner's Association  
**Annual Report**  
January 1, 2003 – December 31, 2003

|                         |                       |                  |
|-------------------------|-----------------------|------------------|
| <b>Cash Balance</b>     | 01/01/2003            | 16,293.02        |
| <b>Revenues:</b>        | 01/01/2003-12/31/2003 |                  |
| Membership Dues         |                       | 10,687.50        |
| Annual Dinner           |                       | 1,962.00         |
|                         | <b>Total Revenue</b>  | <b>12,649.50</b> |
| <b>Total Cash</b>       |                       | <b>28,942.52</b> |
| <b>Expenses:</b>        |                       |                  |
| Annual Dinner (All)     |                       | 2,213.33         |
| Community Improvement   |                       | 1,418.12         |
| Electricity             |                       | 411.68           |
| Newsletter              |                       | 497.67           |
| PO Box Rental           |                       | 24.00            |
| Contributions           |                       | 315.26           |
| License Fees            |                       | 10.00            |
| Directories             |                       | 342.85           |
| Hospitality             |                       | 824.53           |
| Office Supplies (All)   |                       | 425.26           |
| Printing                |                       | 71.08            |
| Utility Committee (All) |                       | 7,637.82         |
| Other                   |                       | 100.00           |
|                         | <b>Total Expenses</b> | <b>14,291.60</b> |
| <b>Cash Balance</b>     | 12/31/2003            | 14,650.92        |



The time has certainly flown by, as my term ends this March this will be my last addition to the newsletter. It has been a rewarding and enjoyable experience serving as Treasurer for the last two years. I want to thank my fellow Board members for their support during my term and all members of the Picacho Hills Property Owners Association.

Anyone wishing to serve on the Board please do not hesitate to contact me or another Board member. I look forward to seeing you at our annual Board dinner coming in March. If you have not yet paid your yearly dues, now would be a good time to do so and join us for our annual dinner.

Mary Struss

# IT'S GETTING DARK IN PICACHO HILLS !

The properties that were developed in Picacho Hills by Picacho Hills Development Company (Mr. Blanco) are required to have at least one front yard light for illumination at night. This requirement is stated in your covenants. A 25-watt bulb that operates on a photoelectric cell is all that is needed. And preferably in a fixture that blocks the light from going directly skyward.



The PHPOA has noticed that a great many of these lights are not operable and suggest that the owners take care of this violation of their covenants. We wish to encourage ALL residents to have a light on also – even though not part of your covenants – for the owner's safety as well as the safety of the neighborhood. We would like to thank you in advance for taking care of this situation.

Covenants and Safety Committee



## Meetings of the Board

The Board of Directors of the Picacho Hills Property Owners Association meets the first Tuesday of each month. The meetings are held at 4pm at the Picacho Hills Country Club. Meetings are open to all members of the Association.

The Annual Meeting of the Association is held the second Tuesday of March. It starts with a cocktail hour and dinner (at member's expense) followed by a short business meeting that includes election of new Board members.

## Spring Cleanup



Mark you calendar for the next Picacho Hills Cleanup April 17. Watch for a flyer with the details.




## Speeding

Board members have been hearing from residents that the speeding problem is still with us. Certainly some of the guilty ones are the many construction vehicles. But, they do not seem to be the majority of the violators. Please remember that we have a lot of walkers and golfers (walking, pulling/pushing or riding) that do not have the ability to move quickly enough to avoid a speeding vehicle.

While it is hoped to be a last resort, increased surveillance may need to be requested.



And a note to golfers:  while many residents are mindful of the golfers and are cautious at road crossings, please make certain your way is clear. Especially be aware of the vehicle that is BEHIND the one that stopped for you.

Seen on a billboard: Plan to be spontaneous tomorrow

# Directory



The new Picacho Hills Telephone Directory will be on its way to the printer this March/April. Delivery to Picacho Hills families will be shortly after that.

If you have any additions or corrections to the current Directory, let us know. You can either notify your block Hospitality representative or Ann Fair at 525-6755. Additions or corrections must be submitted no later than at the Annual Meeting, March 9, 2004.

In case Newcomers to this area do not know how one receives a Phone Directory, here's the scoop . . . When you first move to this area, the Hospitality representative for your block will call upon you and give you a Directory as a gift from the Homeowners Association. However, the next year when the Directory insert comes out, if you are not a member of the Association, then we aren't as generous and you have to buy your own!!!!!!



## Directory Updates

### Welcome to new residents:

|          |                   |          |   |
|----------|-------------------|----------|---|
| Browning | John and Caroline | 525-0271 | 7146 Camino Blanco<br>from south of Mesilla                                   |
| Camilli  | Moe and Lish      | 525-8323 | 6800 Bright View Rd. (currently renting on<br>from Albuquerque Via Campestre) |
| Enyeart  | Jon and Shelly    | 526-9350 | 6710 Via Emma<br>from Syracuse, NY  |
| McHale   | James             | 556-1124 | 1406 Fairway Village<br>from Las Cruces                                       |
| Rettig   | Cliff and Pat     | 526-1585 | 1342 Fairway Village<br>from "the other side of town"                         |
| Stuart   | Joe and Catherine | 525-8553 | 6813 Via Campestre<br>from Elephant Butte                                     |
| Tibbits  | Mike and Gloria   | 382-8581 | 6754 Via Campestre  |

### Delete:

Cogan  Jack and Beverly

Lee Trevino says aces wouldn't be so rare if amateur golfers would just stop aiming at the hole. he says the ball never goes where amateurs aim it, and they could improve their games by aiming elsewhere. "If they aimed somewhere else, they'd probably get an ace once in a while," he says.

Ever wonder . . .

- . . . why the sun lightens our hair, but darkens our skin ?
- . . . why you never see the headline "Psychic Wins Lottery"?
- . . . why lemon juice is made with artificial flavor, while dishwashing liquid is made with real lemons ?
- . . . why there isn't mouse-flavored cat food ?
- . . . who tastes dog food when it has a "new &improved" flavor ?
- . . . why they don't make the whole plane out of the material used for the indestructible black box ?
- . . . why they call the airport "the terminal" if flying is so safe?



# Newcomer's Coffee



The Hospitality Committee held the Newcomer's Coffee November 14 at Picacho Hills Country Club. It was a full house with about 50 in attendance. Many newcomers were there to meet each other and the Hospitality representatives.

Hospitality Chairman Phyllis Taylor welcomed all and spoke about the organization and purpose of the Hospitality representatives, Ann Fair talked about the Property Owner's Directory and the Newsletter and Jerry Stepro represented the Board of Directors to explain some of its functions.

Jan Ludtka and her committee set up a program combining plants, flowers, crafts and art. Jackye Meinecke of Enchanted Gardens spoke about xeriscaping and had a wonderful display of plants to talk about. Renee Peterson, owner of Renee's Fox Flowers, had a beautiful display of table, wall and door arrangements with the holiday season in mind. This was complimented by PHPOA secretary Sandy Ruth's display of holiday quilts and wall hangings. PH resident Eva Jane Chery displayed some of her works in oil.



As our community grows, we continue to need more Hospitality representatives. Please call Phyllis Taylor at 527-2258 and find out how you can help.

## Current Board of Directors

|                |   |           |             |
|----------------|---|-----------|-------------|
| President      | Rod Brown   | Secretary | Sandy Ruth  |
| Vice President | Franklin McKay  | Treasurer | Mary Struss |
| Directors      | Ann Fair, Bob Taylor, Phyllis Taylor, Jerry Stepro, Jack DeLong |           |             |

As a member of the Association you will receive a ballot for the new Board candidates in the mail



### PICACHO HILLS PROPERTY OWNER'S ASSOCIATION MEMBERSHIP APPLICATION

Send to: Treasurer, Picacho Hills Property Owner's Association, P.O. Box 51, Fairacres, NM 88033

Annual dues are \$45.00 per year payable to PHPOA

\_\_\_\_\_ Renewal      \_\_\_\_\_ New Member      Date: \_\_\_\_\_

Member Name: \_\_\_\_\_  
(last) (first)

Spouse/Other: \_\_\_\_\_  
(last, if different) (first)

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

Phone: \_\_\_\_\_ Email address \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_  
\_\_\_\_\_  
(city) (state) (ZIP code)