



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

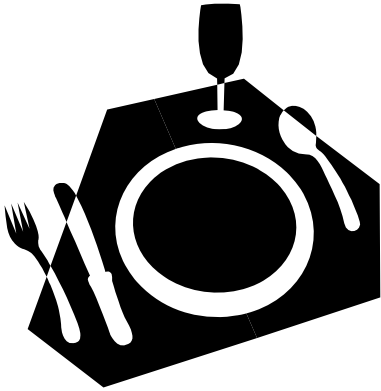
NEWSLETTER

Volume 20 No. 3

February, 2005

21st ANNUAL MEMBERSHIP MEETING

Tuesday, March 8, 2005



The 21st annual membership meeting and dinner will be held on Tuesday, March 8, 2005 at the Picacho Hills Country Club.

5:30 Cocktail hour – cash bar

6:15 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 \$20.00 per person. Members unable to make it to the dinner are encouraged to attend the meeting.

A meeting notice, ballot and dinner reservation form were 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:

Norm Moseley, Treasurer
P.O. Box 57
Fairacres, NM 88033

The annual dues for 2005 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 contact Sheri Wood at 541-0259 or email at michaelwood101@comcast.net.

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

The members of the Board of Directors of the PHPOA are very dedicated, competent and hard working. Their only interest is to improve our community. We want to thank the Hospitality Committee representatives for their diligence in informing and welcoming new residents. They have done so much by delivering the fliers, directories, newsletters and surveys to their neighbors during this past year. As president, I want to personally say “thank you” to the members of the Board, Hospitality Committee members, and everyone who has contributed to the community cleanup and sharing ideas for improving the Picacho Hills area.

I am pleased to report the Association is in good financial condition with a membership of roughly 300 households. Some of the accomplishments of the past year include:

- Annual Spring and Fall cleanup
- Working with the County to install reflectors and replace damaged sign
- Persistence in asking members of our community to follow their covenants
- Division of the newsletter and directory functions into two individual board positions due to the increasing responsibility, amount of time and work and for better service
- Working with the Picacho Hills Utility Company and the New Mexico Regulation Commission to resolve monthly water and sewer billing problems
- Working with County departments and officials to correct sand buildup on roadways, eroded spillways and street conditions.
- Removal of weeds from common areas and requests to residents to do the same on personal property
- Development of a survey to assess community needs and distribution of the survey to all households in Picacho Hill. Collation and evaluation of the impressive response to the survey and are currently working on the concerns that were identified.

The PHPOA Annual Membership Meeting will be at Picacho Hills Country Club on Tuesday, March 8th at 7:30pm. If you or someone you know is not a member, it is not too late to join and attend the Annual Membership Meeting. If you plan to attend the dinner before the meeting, please get your reservations in promptly because seating is limited. Also, please return your ballot to select the Board of Directors.

PHPOA needs the support of all Picacho Hills residents through their membership and participation in community events. Your board works very hard to insure your dues are well spent and projects carried out. Please do your part by becoming active members.

Thank you for your interest, contributions and comments.

Franklin McKay
President, 2004-2005

Treasurer's Report



Picacho Hills Property Owner's Association
Annual Report
January 1, 2004 – December 31, 2004

Cash Balance	01/01/2004	14,650.92
Revenues:	01/01/2004-12/31/2004	
Membership Dues		16,952.06
Annual Dinner		1,604.00
	Total Revenue	18,556.06
Total Cash		33,206.98
Expenses:		
Annual Dinner		4,600.12
Community Improvement		2,411.48
Newsletter		743.16
PO Box Rental		24.00
Safety		315.26
Directories		821.06
Hospitality		1,028.49
Office Supplies		461.76
Printing		186.64
Utility Committee		3,240.64
Electricity		713.93
Other		621.93
	Total Expenses	15,168.47
Cash Balance	12/31/2004	18,038.51

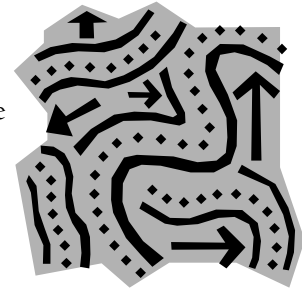


Respectively submitted,
Norm Moseley, Treasurer

Fairway Village Drive Request

Fairway Village Drive. is a private road maintained by the Fairway Village Neighborhood Council, Inc. (homeowners association) at their expense. This road is for the sole use of the residents of Fairway Village, thus the gates. At this time, they must remain open for the contractors to have access to their constructions sites. It has been noted that some residents, other than those who live on Fairway Village Drive, are using this private road as a shortcut and are also exceeding the 25 mph speed limit set for the safety of those who live on this street. Also, a cause for much concern is the fact that some are exiting through the incoming gate causing safety problems. Please honor the fact that this is a private road, maintained by private funds, by not using it as a shortcut, creating a denser traffic situation.

West Picacho Construction



Our thanks to Picacho Hills resident Gordon Campbell who made inquiries about the re-construction of West Picacho Ave. and received the following reply:

(Excerpted)

Q: What is the scope of the project?

A: We are reconstructing Picacho Ave. from the Pancake Alley to the Rio Grande. The reconstruction involves adding sidewalk on both sides of Picacho the full length of the project. We are also installing a storm drain system the full length of the project. We are installing gas and water. Motel Blvd. intersection will have right turn lanes with new signal hardware and ramps for handicapped. The intersection will be Portland cement concrete pavement and the rest of Picacho will be Superpave III. A drainage pond will be built at the Del Rio Drain.

Q: How long will the project take?

A: The project will take 180 weather working days which amounts to about 9 months.

Q: How will traffic be maintained?

A: One lane in each direction will be maintained open thru the duration of the project.

Aaron Chavarria

Project Manager - Crew 5115

New Mexico Department of Transportation

Aaron.Chavarria@nmshtd.state.nm.us

Las Cruces Project Office

(505)526-2512

(505)640-6804

Would the couple who stopped to help Ann Fair when she fell January 7 on Vista del Reino, please call her at 525-6755. Thank you.

Night Lights !

Have you ever wondered why the city lights of Las Cruces and the heavens are so brilliant in the evenings?

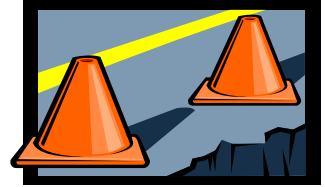
It is because county and Picacho Hills planners saw the same and excluded street lights. They stipulated that each developer shall provide at least one front yard light or house light, some to be on a photo-electric cell. Obviously, for those subdivisions required to have such photo-electric cells, this would imply that a light will be on "from dusk to dawn" even though that wording is used in some, but not all, covenants. A 25-watt bulb is all that is needed. And preferably in a fixture that blocks the light from going directly skyward. Low voltage yard lights are also good to meet the criteria. Please be considerate of your neighbors and refrain from burning sodium/mercury vapor high intensity lamps or other high wattage flood lights all night.



The PHPOA has noticed that a great many of the lights requiring photo-electric cells 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.

Jerry Stepro, Chairman
Covenants and Safety Committee

Community Improvements and Roads



Things continue to look a little better in general but the following is worth noting.

Picacho Hills Drive:

From Calle Vista Bella to Barcelona Ridge Road Elaine Childs and I did a major clean up and fix-up. We hauled the piles of weeds off to the recycling center and took four bags of trash to the dump. The area was raked, and a considerable amount of dirt and debris were removed from the mouth of the culvert there. The culvert remains about 1/3 to 1/2 blocked with dirt, and it will have to be up to the county to remove the rest. The area is prime now for some preventative landscaping (plants and rock/gravel coverage).

A similar improvement has occurred along the stretch of Picacho Hills Drive from Barcelona Ridge Road going north on the west side across from PHCC and Las Casitas. This is the area where cable had been installed and it is freshly graded. It is also ready for the same landscaping treatment as mentioned above.

The erosion trench on the east side of the same stretch of road just south of Las Casitas has worsened. It runs for approximately 20 feet in length, is between 1 and 1½ feet wide, and its depth ranges from 6 to 30 inches. Parts of the paved road shoulder have already collapsed, and the trench is a clear hazard to walkers and cyclists. The county has been aware of this issue since last August, and a permanent fix was proposed. However, nothing to date has been done to correct the situation.

Camino Blanco:

Toward the western end where the new section of road crosses a golf cart crossing could use road signs alerting drivers of the golfers crossing there; especially for traffic traveling downhill (east), where a wall creates a major blind spot. Board member Jerry Stepro will contact the PHCC about erecting some signs.

From that same golf cart crossing to the west end of Camino Blanco, a major clean up of debris and dirt is needed of the north side of the road. Some erosion prevention is also called for along one lot on that same side.

Via Campestre:

The intersection at Via Norte is much improved since some of the dirt/sand has actually been removed. However drainage issues remain and will need to be addressed to prevent future problems at the site.

In general the entire street shows considerable improvement in appearance, however there are still a couple of places that warrant further scrutiny for erosion issues, and the entry to the walk to the Club's upper parking lot still needs a more permanent fix to prevent erosion into the intersection and eventually down the hillside.

Via Norte:

The hazardous spillway remains unchanged even though it appears that someone has applied (or dumped) fresh cement on top of the crumbling and seriously undermined rock structure. The county committed to fixing this back in August, but to date nothing has been done.

The county has also been contacted about some shared efforts at beautifying many of their right of way areas on the hill. As of this writing however they have not responded.

Overall the need for follow through on many of the projects presented to county staff has been minimal in recent months. The board and I are committed to finding ways to more effectively work with the county on Picacho Hill issues.

Ken Eastlack, Chairman

New Mexico PRC and Picacho Hills Utility Reach Back Billing Agreement - Residents to Receive Rebate

Working Committee is formed by PHUC and PHPOA to Address Service & Water Pressure Issues



On February 8, 2005, the New Mexico Public Regulatory Commission (PRC) approved the agreement negotiated between the Picacho Hills Utility Company (PHUC) and the PRC Commission staff. The agreement permits the PHUC to send out bills for the previously unbilled water and sewer charges. Each homeowner will receive an itemized bill and will be asked to pay the past due amount in payments over three months. If anyone wishes to have six months to pay, they need only request the additional time. Those claiming a "hardship" may request additional time to pay but the request can not exceed one year. The PHUC will evaluate any hardship requests received.

As part of the agreement each PHUC customer will also receive a credit of approximately \$66 on their statements to reflect a penalty assessed by the PRC Commission for PHUC failing to provide proper monthly billing. Property owners of record who were not customers during the entire billing period will receive a pro rated amount.

The PHUC and the PHPOA have also formed a working committee to investigate low water pressure experienced by homes on Vista Del Cerro and other service related issues. The committee members representing PHUC are Mr. Stephen Blanco, President of the PHUC, and Dr. Narendra Gunaji, Professional Engineer (P.E.) Representing the PHPOA are Board Member Michael Allen, Utilities Committee chairman, and Mr. Walt Walker, Picacho Hills resident and a retired Professional Engineer. The working committee will meet monthly. The immediate goal of the committee is to have a detailed recommendation available for the March 8th PHPOA Board general meeting to address the low water pressure issue. Anyone wishing additional information, or to provide information, should contact Michael Allen at 541-8003 or mallenp@msn.com. The long term goal of the working committee is to establish a constructive dialogue covering issues as diverse as system infrastructure, water service issues, future expansion, and rate increase requests.

Michael Allen, Chairman
Utilities Committee

Hospitality



The Hospitality Committee held their annual Newcomers Coffee November 12 at Picacho Hills Country Club. Although the committee attempts to deliver a personal invitation to each new resident since the previous coffee, the huge increase in new arrivals to Picacho Hills is making that more difficult. We want all new residents to know that we look forward to their attending the coffee and , if they did not receive an invitation, to use the information in the fall newsletter (October) to plan to attend. We welcome all residents to attend and meet their new neighbors.

We have several new members of the Hospitality Committee: Kathy Switzer, Coronado Ridge; Sylvia Bizzell, Barcelona Ridge (part) and Rosemary Chaffee, Las Casitas. The committee still needs a volunteer to represent Spanish Point Court and Fairway Village (part). If you would like to be on the Hospitality Committee, please contact me at 527-2258.

As I will be completing my term as chairman in March, I want to take this opportunity to express my gratitude to all my committee members and to thank Jan Ludka and Janice Newman for their help in the 'mass' distribution of newsletters, special notices and directories. And for their energies in planning programs for our annual coffees.

Phyllis Taylor, Chairman
Hospitality Committee



Directory Updates

Welcome to new residents:

Adamek	John & Kay	525-3938	6720 Bright View Road	
Brown	Dale	526-4649	8030 Murano Court	
& Berger	Barbara			
Carroll	Andy	Unlisted	1378 Vista del Cerro	
Fernald	Fred & Gail	523-1633	7091 Camino Nuevo Mejico	
Fogleman	Christine	522-2815	8040 Murano Court	
Freiermuth	Dave & Connie	526-2605	1612 Via Turquesa	from Peoria, AZ
Gabaldon	Luis & Nancy	522-3916	5621 Mira Montes	
Henderson	Michael			
& Loveless	Lucinda	521-3639	1630 Vista del Cerro	from Sonoma Ranch
Hendrick	Edward & Annette	523-7733	6645 Butterfield Ridge Drive	from Castle Rock, CO
Hogrefe	Joe & Jean	522-3477	1467 Vista del Cerro	
Johnson	Art & Jeannine	541-9414	6800 Cordova Circle	from Albuquerque
Jonker	Don & Pat	523-5745	1204 Regency Court	from California
Little	Tom		1391 Vista del Cerro	
& Moreno	Carmen			
McGee	Jim & Karen	496-6058	8043 Murano Court	
McKibbin	William		1401 Via Norte	
Medina	Rick & Susan	527-5021	6756 Bright View Road	
Pate	Fred & Janet	526-8248	8000 Murano Court	
Randall	Doug & Loretta	541-0482	6609 Vista del Rieno	from New Jersey
Rigg	Dean & Marti	523-5017	6875 Alhambra Court	from Las Cruces
Rodger	David & Kathy	523-6411	1466 Fairway Village Drive	from Andover, MA
Switzer	Greg & Kathy	647-9280	1216 Regency Court	from Ruidoso
Veloz	Rafael & Thelma	642-2355	5607 Mira Montes	email rafael@caminorealbuilders.com
Voss	Daryl & Stacy	523-7959	6714 Desert Blossom	

Changes:

Anderson, Patricia	change email: bearlasb@aol.com
Bizzell, Patrick & Sylvia	change phone & email: 524-9273, sbizzell2@msn.com
Chaffee, Ralph & Rosemary	delete Washington, DC address
Cherye, Fred & Eva Jane	not Cheyre
Clark, Edward & Carla	change address: 6887 Via Emma, 525-0560
Clark, Tom & Ann	add phone: 647-1959
Elavsky, Michael & Dianne	add email: mtelavsky@charter.net
Fuller, Terry & Nancy	change email: thefullers2@comcast.net
Harper, John & Sandy	change address: 10140 Tuscany Drive
Klein, Bill & Robin	change email: rklein@extremeai.com
McIntyre, Jack & Florence	not McIntire
Porter, Glenn & Rose	new address: 10058 Saragossa Court
Walker, Walter & Doris	change email: waldor@rt66.com
Wood, Michael & Sheri	change email: michaelwood101@comcast.net

Remove:

Andersson, Fred & Laurie	Gaddy, Matthew & Carrie	Suggs, Danny & Kara
Blackwelder, Charles & Paulette	Hollingshead, Richard & Eve	Thomas, Jim
Christian, Dr. Leo & Harriet	Sorensen, Cleone	Zimmerman, Kevin & Baca, Linda



