



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

# NEWSLETTER

Volume 21 No. 1

April, 2005



## FROM THE PRESIDENT'S DESK

It has been an interesting year as president of the Picacho Hills Property Owners Association. As I start my second term as President, I have many of the same goals as I did last year. We have not seen a resolution of the problems with the cattle that are roaming the subdivision, the plethora of weeds from the winter rains, street repairs, covenant violations, etc. But, the resolution of these problems is not for a lack of trying. This Board of Directors has worked very hard on all of these issues and we are making progress in many areas.

We are welcoming two new board members; Becky McNair and Bob Oheim. They both have lots of experience in many areas and they will be a great addition to the team. We hate to see Jerry Stepro and Phyllis Taylor go on to bigger and better things, but they have worked tirelessly to make this community a better place to live. Our heartfelt THANKS AND A BIG "ATTA-BOY" FOR A JOB WELL DONE.

This is the time of year to pay your membership dues. Membership is a very reasonable fee of \$45.00 a year. This is pennies for the benefits provided to members. Dues were due January 1, 2005, but its not too late. Like all voluntary organizations, it is easy to forget to do this chore, so this is your friendly reminder.

The PHPOA Board of Directors meets once a month for a regular meeting. This meeting is held the first Tuesday of each month. I want to encourage all members to attend these meetings and voice your concerns and suggest solutions to problems. The meeting is held at 4pm at the Picacho Hills Country Club.

My door is always open and my phone on the hook for our members. Thanks for your participation.

*Franklin McKay*

## What are PHPOA dues used for?

This is an often-asked question. So, to let you know a few of those things, we . . .

- publish our *Newsletter* three times a year
- publish the Property Owners Directory each year
- use postage for mailing dues notices and members ballots/notices of the annual meeting
- print flyers for the twice yearly area cleanup
- are responsible for mowing along the Picacho Hills entry into Via Norte
- give an annual donation to the Fairacres Fire Department
- retain attorneys for the water and sewer issues
- buy needed office supplies
- pay for electricity for the entrance lights off Hwy. 70
- hold an annual coffee for new residents
- mailed a survey and are acting on issues of importance to our residents
- address other issues as they arise



## YOUR BOARD OF DIRECTORS 2005/2006

As a result of the elections at the 21<sup>st</sup> annual PHPOA membership meeting on March 8, 2005, the Board is as follows:

			Term Expires			Term Expires
President	<b>Franklin McKay</b>	527-4750	2007	Directors	<b>Ken Eastlack</b>	523-0245 2007
Vice President	<b>Michael Allen</b>	541-8003	2007		<b>Nancy Fuller</b>	647-0505 2006
Secretary	<b>Sylvia Izon</b>	647-4467	2006		<b>Becky McNair</b>	526-9369 2007
Treasurer	<b>Norman Moseley</b>	547-5564	2006		<b>Sheri Wood</b>	541-0259 2006
					<b>Bob Oheim</b>	526-1716 2007

### Standing Committees

Budgets/Planning

Community Improvement/Roads

Covenants/ETZ/Safety/Security

Directory

Hospitality

Membership

Newsletter

Nominating

Utilities

### Committee Chair

Franklin McKay

Ken Eastlack

Bob Oheim

Sheri Wood

Becky McNair

All Board members

Nancy Fuller

Franklin McKay

Michael Allen

### Members

Nancy Fuller, Norm Moseley

Joan Sheehan, Jan Newman, Hospitality Representatives

All Board members

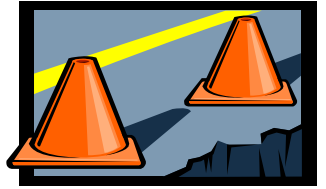
PHPOA: Walt Walker

PHUC: Steve Blanco, Dr. Narendra Gunaji

## HOSPITALITY REPRESENTATIVES

<u>Street or Area</u>	<u>Representative(s)</u>	<u>Street or Area</u>	<u>Representative(s)</u>
Alhambra Court	Wendy Davis	Pueblo Vista	
Barcelona Ridge Area	Sharron Stepro	Via Campestre	Becky McNair
	Cindy Oheim		Joan Sheehan
	EvaJane Cheyre	Via Emma	Mary Mulvihill
	Sylvia Bizzell	Via Norte 1130 - 1415	Sharon Glazier
Bright View Road	Carol Coryell	1420 - 1600	Jean Windels
Butterfield Ridge	Marlene Cleis	1601 - end	Marilyn Hansen
Calle Vista Bella & Ranchos de Picacho	Nancy Fuller	Via Rubi, Via Turquesa & Via Diamante	Phyllis Taylor
Camino Blanco	Jeanne Taylor	Villa Chiquita	Hattie Hanner
	Billye Irion	Vista del Reino	Marilyn Hansen
	Ellen Martin	Vista de Oro	Becky Fuller
Camino Nuevo Mejico	Jodie Bixby		Denise Brooks
	Ruth Omick	Vista del Cerro 1320 - 1432	Marion Mills
Cordova Circle.	Pat Anderson	1447 - 1570	Judy Smith
Coronado Ridge	Kathy Switzer	1575 - 1676	Mary Ann Waddell
Desert Blossom & Deer Ridge Court		Vista del Monte	Frances Stevens
Fairway Village	Pat Rettig	Vista del Valle	Sandy McQuinn
	Sandy Harper	Vista Hermosa	Joan Harlan
	Robin Cohen		Elaine Jeweli

## Community Improvement and Roads



Although no new issues have been brought to the Committee's attention since our last newsletter report, old issues remained unresolved right up until a few days before going to press with this issue.

After months of consistent inquiries to County staff personnel about issues originally reviewed with them in August 2004, I contacted two County Commissioners and asked that they attend one of our meetings and share with us suggestions on how we might improve communication and achieve responses from County staff.

Both Area One (includes all of Picacho Hills) representative Oscar Butler, and Area Four representative D. Kent Evans were invited by email in February to come to our April Board Meeting. Having received no response to the emails, a letter was mailed to each in mid-March. In the last week of March Ken was contacted by an Evans aide that Mr. Evans would not be attending and recommended we deal directly with Mr. Butler. The aide said that Kent Evans did not represent our neighborhood and felt it inappropriate for him to meet with us. I pointed out that since Mr. Evans was on my ballot in the fall I assumed he somehow represented the neighborhood. There was no response to the latter point. Did anyone else here on the hill have Mr. Evans on his or her ballot?

Three days later, Monday March 29<sup>th</sup>, I heard again from the Evans aide, Jesse Williams alerting me that Commissioner Butler along with County Manager Brian D. Haines would be attending the PHPOA April 5<sup>th</sup> Board meeting.

Ironically (?), on that same day, Monday the 29<sup>th</sup>, county roads personnel arrived to fill in several eroded areas that we had been reporting since last August.

The one remaining issue of note involves the spillway on Via Norte that has severally been eroded and presents a potential hazard to anyone walking on it. This, too, goes back to the August discussions and will, of course, be mentioned to the visiting commissioner and manager.

Also on the agenda for the county representatives will be a couple of improvement plans involving county right-of-way. Requests went to the county staff several months ago asking for their input, advice, and hopefully participation in making improvements to both sides of Picacho Hills Drive from the intersection at Barcelona Ridge Road up to Via Norte, more or less. The Las Casitas property owners association approached PHPOA to jointly work on the section of Picacho Hill Drive that fronts their development. An initial agreement to work together was established and preliminary plans drawn up. The other parcel under consideration covers the north side of Picacho Hills Drive from Calle Vista Bella to the intersection with Barcelona Drive.

For the most part these areas concern erosion and storm run-off issues as well as beautification considerations. It would seem the county engineers would have to approve some of the proposed changes. Also going back to the August meeting, PHPOA President Franklin McKay and Community Improvement Chair Ken Eastlack received a positive response to the county possibly contributing plants and assistance in these improvements.

Since the April 5<sup>th</sup> meeting is after the newsletter deadline, please feel free to contact me (523-0245) if you are interested in how the county representatives respond to these issues.



At this writing I am confident that we will have a good turnout for the annual Spring Cleanup and that Picacho Hills will be looking pretty spiffy again.

Ken Eastlack, Chairman

# PHUC Plans Capitol Improvements Subject to NM PRC Approval

In a recent interview Mr. Stephen Blanco, President of Picacho Hills Utility Company (PHUC), reviewed the outstanding issues faced by the utility and the community. In February the PHUC submitted its application for renewal of its certificate to operate the waste water facility to the New Mexico Environmental Department (NMED.) This is done every four years, and renewal is expected. In March the PHUC applied to the NMED for permission to add an equalization tank to the waste water facility. This tank would hold peak in-flow to the facility for later processing during the day. Peak in-flows occur each morning and evening.



In water news, Mr. Blanco stated that approval from the New Mexico Public Regulatory Commission (PRC) is expected to permit building an additional 400,000 gallon water storage tank, perhaps adjacent to the existing 400,000 gallon tank on Coronado Ridge. The new tank would ensure that newly adopted fire flow requirements can be met in the future, as well as serve future development. It was noted that the Picacho Hills community is expected to be over 2,000 homes when the currently available land is fully developed.

The expected timetable for these capitol improvements is within the next 12 to 24 months. At such time it is highly likely that the PHUC will also file an application with the PRC for a rate increase to cover these improvements which, according to Mr. Blanco, "These future improvements will benefit both present and future customers. All such improvements will be per the approval of the PRC and NMED as has been the case for the past 26 years." As part of this process the PHUC's consulting engineer, Dr. Gunaji, is developing an updated infrastructure plan which will guide utility maintenance and improvements for the next decade. Included in this plan will be adjustments to the system that should rectify the water pressure problems on Vista Del Cerro if implemented.

Michael Allen, Chair  
Utility Committee

## PHPOA Utility E-Mail Hotline



Any Picacho Hills Utility customer who would like to be kept informed of the activities of the Utility, the new accounting firm, the State of New Mexico proceedings, and related matters by e-mail can do so by sending an e-mail to [PHPOA@msn.com](mailto:PHPOA@msn.com). Please include 'Utility E-mail hotline' in the subject line of your message.

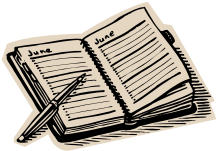
## Congratulations . . .



to the door prize winners at the annual meeting: Ned Bixby, Nancy Fuller, Sharon Glazier, Mary Hoffman, Barbara Hollman, Karen Huggins, Pat Jonker, Bob Mills, Peggy Odette, Cindy Oheim, Joyce Paulin and Sally Suchman. Each winner received a \$50.00 gift certificate at Picacho Hills Country Club.

The door prizes were donated by Lois Cary and Sharon DeBraul of Steinborn Realty, Picacho Hills Country Club and the Picacho Hills Property Owners Association.

Congratulations to the winners. Enjoy!

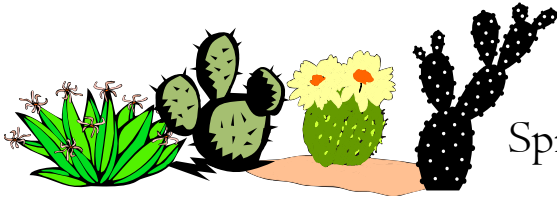


## Directory Updates

The new inserts for your Directory are being distributed with this newsletter to those who are members of the Picacho Hills Property Owners Association. All newcomers to Picacho Hills receive a complimentary Directory at the time they move to Picacho Hills. If you are not a member of the PHPOA for 2005, you will not receive the insert. If you are not a member and wish to have an update they may be purchased. Additional Directories may also be purchased.

Please advise us of any corrections, deletions or additions to the directory and they will be published in subsequent newsletters. Contact me ([michaelwood101@comcast.net](mailto:michaelwood101@comcast.net)) or your Hospitality Representative.

Sheri Wood 541-0259  
Directory Committee Chair



## Spring's Beautiful Landscapes

Thanks to all Picacho Hills residents who are working to make their property more attractive. Homeowners have been adding landscaping, repairing erosion or simply improving their existing landscaping. Every time a resident takes pride in his or her property, we all benefit from their beautification efforts. What a pleasure to drive through the community and notice a newly landscaped area, a repaired wall, a carefully manicured area of plants, eroded areas filled in or a resident picking up litter! Thanks to all of you who are contributing to the pleasant appearance of our community.



## Attention Walkers

One of the best things about living in Southern New Mexico is our weather that allows us to be outdoors exercising almost any day of the year. The gentle hills provide heart and lungs stimulation that is one of our best exercise options.

There are some guidelines or rules for walking where there is traffic (and no sidewalks) that need to be observed. Always walk facing traffic – unlike biking where you ride with the direction of the traffic. You should walk facing traffic so you can anticipate any moves a driver is making. It gives you the opportunity to have eye contact with drivers. At dawn or dusk – and especially at night – wear light colored clothing or reflective vest or belt so you can be seen. Listen and watch for garage doors opening. People backing out of their driveways are often unaware that a person on foot is behind them.

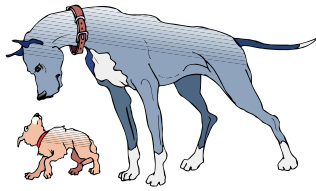
The idea is to be alert, anticipate what others are doing and be visible. We have such a wonderful place to walk and these simple rules will let us share the road with motorists in a safe manner.



## Newcomers

During the summer months, many residents are out of town for long periods of time – including members of the Hospitality Committee. If you have not been contacted by a member of the Hospitality Committee or received a Directory, Membership Form and Pamphlet, please contact me. We do not want to miss the opportunity of welcoming you to Picacho Hills. We are also looking for Street Representatives for Desert Blossom/Deer Ridge Court and Pueblo Vista. Please call me if you can help. Thank you.

Becky McNair 526-9369  
Hospitality Committee Chair



## Dogs, dogs and more dogs

There have been numerous occurrences, and some complaints, of violations of Picacho Hills covenants and the Dona Ana County Animal Control Ordinance. Dogs barking for extended periods of time have been an issue. Animals running at large or unleashed in public areas and on unauthorized private property, including the golf course, constitute a violation of the ordinance. The covenants of all of the existing subdivisions require that a dog owner must keep his/her dog on a leash if such dog is off the owner's property and is within the development of Picacho Hills. Pet owners should abide by the regulations as a courtesy to their neighbors, and for the safety and well-being of their pet. Besides, it is the law.

The County Animal Control Ordinance may be viewed at the following website:  
<http://www.co.dona-ana.nm.us/animal/docs/DACACO.pdf>

Following are some excerpts from this document:

### **Section 6-3. Animals disturbing the peace.**

(a) It is unlawful for a person to allow an animal to persistently or continuously bark, howl or make noise common to their species or otherwise disturb the peace and quiet of inhabitants of the county for more than 10 consecutive minutes.

### **Section. 6-7. Animals running at large.**

(a) It is unlawful for a person to allow or permit any animal to run at large in or on any alley, street, sidewalk, vacant lot, public property, other unenclosed place in the county, or private property without the permission of the property owner.

(b) An animal permitted to run at large in violation of this section is declared to be a nuisance and a menace to the public health and safety. Such animal may be taken up and impounded. ....

### **Section 6-10. Animal waste.**

It is unlawful to permit an animal to defecate on public or private property other than the property of the owner of the animal unless such animal waste is immediately removed and properly disposed of by the person having custody of the animal....

Bob Oheim, Chair  
Covenants/ETZ/Security/Safety Committee

## Community Improvement/Roads Committee Seeks Members



Committee chair Ken Eastlack is looking for Picacho Hill residents who share an interest in community improve and roads issues. coming up with community improvement (beautification) projects to present to the Picacho Hills Property Owners Association Board for consideration.

Please get involved in your community and assist the PHPOA Board with these important areas of concern. Contact Ken at 523-0245, or by email at [keneastlack@msn.com](mailto:keneastlack@msn.com) if you are interested.

Also please notify Ken of any issues you come across here on The Hill that apply to this committee's areas of responsibility.