



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

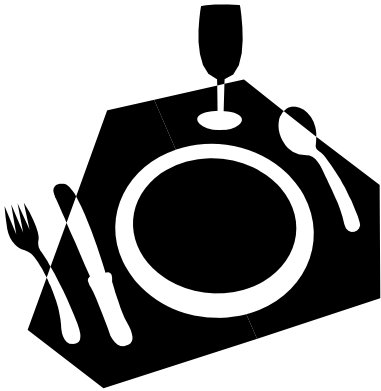
NEWSLETTER

Volume 21 No. 3

February, 2006

22nd ANNUAL MEMBERSHIP MEETING

Tuesday, March 14, 2006



The 22nd annual membership meeting and dinner will be held on Tuesday, March 14, 2006 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 51
Fairacres, NM 88033

The annual dues for 2006 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 mikevwood@zianet.com.

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

As the 2005 year is in the past, and 2006 begins, we still have no resolution to the roaming cattle problem in the community. This is thanks to the lack of cooperation from our developers, county officials, BLM and the owners of the cattle.

On the bright side, the Board has accomplished a great number of things. We:

1. started a landscaping and erosion control project and developed a time line for further work
2. coordinated with the Picacho Hills Country Club on a project for landscaping of the maintenance yard
3. held the first annual golf tournament to help provide funds for PHPOA improvement and beautification projects
4. worked toward the Association being more inclusive of all areas of Picacho Hills through By-laws amendments to expand the Board.
5. developed a better working relationship with Doña Ana County Government
6. developed a sub-committee to work with land developers, ETZ and the County before approval of new developments are completed.
7. are implementing an "Adopt-A-Road" project for the community

Other smaller accomplishments are too many to list here, but can be found in a reading of the Board minutes.

I want to thank those of you who have stepped forward and contributed time and talent in working on the above projects. We have so much knowledge and expertise among our residents that are making things happen. I encourage more of you to join and help make this an even better place to live. Our community belongs to us all.

And a great big THANK YOU to the retiring Board members: Michael Allen, Sylvia Izon, Norm Mosley and Sheri Wood. You have done a great job.

Hope to see you at the annual meeting.

Franklin McKay
President, 2005-2006

ETZ News – New Neighboring Development

The PHPOA and members from individual Picacho Hills' subdivisions have been working with the developer of the proposed 780 acre Picacho Mountain master planned community to clarify items of concern for our residents. The developer, Picacho Mountain LP, formed by Community Builders International, has listened very patiently, and we have reached a mutually cooperative and supportive role toward the resolution of these concerns. The first phase of the development will consist of about 67 home sites on 96 acres, and will be called Las Estancias de Picacho Mountain.

Picacho Mountain LP received a variance to the operational buffer zone within the Las Cruces International Airport Operations District on December 15. The Las Estancias de Picacho Mountain sketch plan and preliminary plat were approved at a public ETZ hearing on January 5, 2006.

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

Treasurer's Report



Picacho Hills Property Owner's Association
Annual Report
January 1, 2005 – December 31, 2005

Cash Balance	01/01/2005	29,354.28
Revenues:	01/01/2005-12/31/2005	
Membership Dues		3,269.29
Golf Scramble		3,155.00
Sale of Inserts		24.00
	Total Revenue	6,448.29
Total Cash		35,802.57
Expenses:		
Annual Dinner		2,580.10
Community Improvement		6,864.15
Newsletter		452.05
PO Box Rental		15.78
Bank Charge		43.34
Directories		201.74
Hospitality		176.82
Office Supplies		43.21
Printing		37.85
Utility Committee		2,134.93
Electricity		243.15
Fire Dept. Donation (2 years)		1,200.00
Golf Scramble		68.59
Other		184.97
	Total Expenses	15,168.47
Cash Balance	12/31/2005	21,555.89



Respectfully submitted,
Norm Moseley, Treasurer

Vote February 7

On February 7, 2006 voters will consider a \$60 million school bond issue and renewal of a two mill capital improvements levy. If approved, bond funds will build new classrooms, renovate older schools, make major repairs and improvements to roofs, heating and cooling, restrooms, play courts and improve many school facilities, including continuing compliance with the Americans with Disabilities Act. Approval of the bond and two mill levy WILL NOT increase the current school tax rate which is \$7.50 per \$1,000 of taxable value. All registered voters within Picacho Hills are eligible to vote. Early voting commenced January 18th at the County Court House and voting on February 7th will be at the Fairacres Elementary School just down the road from us. For more information call 527-5811.



Directory Updates


Welcome to new residents:

Armstrong	Scott & Sandra	524-1122	6520 Vista de Oro	
Baumgartner	Phil & Cathy	525-9421	6700 Via Emma	pabaumgart@aol.com
Bigard	Bill & Pat	525-3916	10260 Tuscany Drive	
Boa	Ernie & Judi	647-2559	1612 Via Turquesa	from Washington (state)
Burge	Jim	541-0642	1405 Vista del Cerro	
& Bergquist	Ede			
Caldwell	John & Janet	523-5858	1216 Academy Court	
Dawsey	Charles	541-6668	6668 Vista Hermosa	
Donnelly	Brended & Annelee		10170 Tuscany Drive	
Doss	Gary & Peggy		6814 Alhambra Court	from El Paso, TX
Goldston	Chesley & Deborah	524-1833	1580 Vista del Cerro	from Richmond, VA
Graor	Bob & Leslie	527-9977	8184 Constitution Rd.	from Ohio
Hoffman	Woody & Peggy	523-7895	8064 Constitution Rd.	from Colorado
Jordan	Michael	639-2052	1397 Via Norte	
Jurrema	Jane	526-9618	1430 Fairway Village Dr..	
Kimball	Jim	527-0803	8156 Constitution Rd.	from Silver City, NM
& Beserra	Wendy			
Kirkman	Kent & Margaret	541-9372	6760 Via Emma	kirkmankp@netzero.net
Kominski	Mike & Joyce	525-9165	8010 Constitution Rd.	from Santa Fe, NM
Lee	Allan & Hilde	525-4082	8176 Constitution Rd.	from Virginia
Leuenberger	Ray & Anna	417-1213	8128 Constitution Rd.	from Albuquerque, NM
Lopez	Fernando & Katy	635-6700	8175 Constitution Rd.	
Mayer	Foster(Sonny) & Kathy	647-1939	8069 Constitution Rd.	
McClure	Barry & Gwenda	544-3230	8121 Constitution Rd.	from Deming, NM
Purcella	Richard & Gena	523-1512	8016 Constitution Rd.	from Tucson, AZ
Reed	Kevin & Roxann	330/544-8102	8009 Constitution Rd.	from Ohio
Ripley	Jim & Marion	522-5879	8132 Constitution Rd.	from Naples, FL
Severson	Larry & Jan	640-3268	8181 Constitution Rd.	from Florida
Trout	Ron & Nancy	521-0056	8076 Constitution Rd.	
Webber	William & Maxine	522-1340	8152 Constitution Rd.	
Wegkamp	Dale & Lisa	525-1815	6830 Bright View Rd.	from Budapest, Hungary

Changes:

Cule	Paul & Shirley	change phone: 541-6788
Hayhoe	Jim & Mary	email: jimhayhoe3@msn.com , maryhayhoe@msn.com
Lucero	Vickie	address: 1151 Castile Ct. (mailing address to previously listed PO Box)
Smith	Les & Judy	change address: 8055 Constitution Road
Wilsky	John & Janice	change phone: 523-0247; add email j2wilsky@earthlink.net

Remove:

Boldt, Jonathan & Sita		Garrison, William & Elizabeth	Giese, Regan & Karen
Hash, Frank & Fair		Milchak, Gene & Christine	Van Dyke, Case & Margo

Please check your personal entry. The new inserts for the Property Owners Directory will be delivered with the next newsletter. Changes must be received no later than the Annual Meeting, March 14. Please submit them to Sheri Wood at 541-0259 or email at mikevwood@zianet.com

By-Laws Amendment Proposal

As a result of the formation of an Ad Hoc Committee of all covenant-bound subdivisions of Picacho Hills this past summer and fall, two sub-committees were given the task of 1) designing a uniform strategy in dealing with the planned Picacho Mountain development, and 2) reforming board membership.

The overwhelming consensus of the Ad Hoc Committee was that the board should be expanded to allow for representation of all the developments in Picacho Hills. By accepting the sub-committee's report/ recommendations [2] above], the current Board of Directors proposes the following amendments to the association's By-Laws. The following changes will be voted on at the annual membership meeting March 14, 2006.

STATEMENT OF PURPOSE, new Section SP-1 for the purpose of insert: ...representing *PHPOA member* owners of Picacho Hills property...

STATEMENT OF PURPOSE, new Section SP-2. Definitions.

- 1) PHPOA - Picacho Hills Property Owners Association, see The Association.
- 2) Picacho Hills property - all lots, parcels accessible from Picacho Hills Drive
- 3) Real property – lot and parcel or lot, parcel and dwelling.
- 4) Quorum - the number of voting members needed to be present at any meeting to conduct business of the Association.
- 5) Voting members - Picacho Hills property owners that are in good standing with the Association.
- 6) Property owners in good standing - paid current annual dues to the association.
- 7) The Association – Picacho Hills Property Owners Association, see PHPOA

ARTICLE ONE: Revise sole sentence to:

Section 1. (add second sentence) The mailing address is PO Box 51, Fairacres, NM 88033.

ARTICLE TWO, Section 1. replace sentence 2 with: All persons so qualified shall be enrolled as members upon receipt of an application and current annual dues to the association. ~~upon payment of current annual dues, each applicant shall be enrolled as a member of the association.~~

ARTICLE TWO, Section 2. amended as follows: Voting rights: Each ~~family-member~~ in good standing shall be entitled to only one (1) vote *regardless of number of parcels owned.*

ARTICLE TWO, Section 3. add a period (.) following the word assignable and delete: ~~except such membership shall be transferred to the new owner for the remaining balance of the member's year upon the sale of such property.~~

ARTICLE THREE, add new Section 2.:

Section 2. Subdivision Representation: Members shall be nominated from within their respective covenant bound subdivision by a majority of that subdivision's paid members of PHPOA.

ARTICLE THREE, renumbering – Article 2. becomes 3.; 3. becomes 4.; 4. becomes 5.; 5. becomes 6.

ARTICLE THREE Renumbered Section 4.

Rephrase: "... shall be delivered personally or by mail..." to: "...shall be delivered personally or *by written, printed, or electronic mail.*..."

ARTICLE FOUR Section 1. add a period (.) following the word association in the second sentence, and delete: ~~and residents of the subdivision and of New Mexico.~~

ARTICLE FOUR, add new Section 2.

Section 2. Nominations: A ~~slate~~ ballot of candidates from each subdivision shall be submitted to the board at the regularly scheduled January meeting preceding the annual membership meeting. . From Article 5, Section 5-3. A nominating committee of three (3) members shall be appointed by the president at the April board meeting following the annual association meeting. The nominating committee shall select one name for each directorship to be filled and shall advise the board of the slate of nominees so chosen at the board's January meeting preceding the annual membership meeting. ~~Said slate of candidates~~ The ballot shall be printed and sent to each member of the association prior to the annual meeting and ~~will be the results read at the annual meeting. when additional nominations may be made by the membership.~~

ARTICLE FOUR, renumbering – Article 2. becomes 3.; 3. becomes 4.; 4. becomes 5.; 5. becomes 6.; 6. becomes 7.; 7. becomes 8., 8. becomes 9.

ARTICLE FOUR, renumbered Section 3. amended as follows:

Section ~~2~~ 3. Number, Tenure, and Qualifications: The number of directors *including officers* shall be ~~nine (9), including officers.~~ *Equal to the number of subdivision covenant groups.* Directors shall be elected by majority vote at the annual meeting of members, and the term of office of each director shall be for two (2) years, except for the first election of which ~~five (5) half~~ shall serve for two years and ~~four (4) half~~ shall serve for one year. Their term of office shall expire at the annual meeting after their successors have been elected according to the length of term of each director. No officer or director shall serve more than three (3) consecutive terms. ~~A husband and wife are eligible to serve simultaneously as either directors and/or officers.~~

ARTICLE FOUR renumbered Section 5. amended as follows:

Section ~~4~~ 5. Special Meetings: Special meetings of the board of directors may be called by or at the request of the president or ~~any three (3)~~ *1/3 of the directors.* Notice of any special meeting of the board of directors shall be given at least ~~three (3)~~ one (1) days previously thereto by written notice delivered personally or ~~sent by mail or telegram~~ *by written, printed or electronic mail* to each director at the address as shown by the records of the association.

ARTICLE FOUR renumbered Section 6. amended as follows:

Section ~~5~~ 6. Quorum: A Quorum for the transaction of business at any meeting of the board shall be ~~six (6)~~ *two-thirds (2/3) of the board.*

ARTICLE FIVE Section 2. final sentence amended as follows:

In the event of ~~as~~ an officer's resignation or death, the Board of Directors shall ~~meeting~~ within 30 days to elect a replacement to fill the term as defined in ARTICLE FOUR, Section ~~2~~ 3.

ARTICLE FIVE Section 3. : This Section incorporated in ARTICLE FOUR, Section 4-2.

ARTICLE FIVE – Re-numbering: Section 4. becomes 3.. and Section 5. becomes 4.

ARTICLES SEVEN, NINE, TEN and ELEVEN must have their single sentences/paragraphs numbered *Section I.*

ARTICLE EIGHT – The first paragraph will become Section 8-1, the second paragraph will become Section 8-2

The Board wishes to recognize and thank the Sub-committee Edwin Steckley- Chair, Rosemary Chaffee-Secretary, Pat Anderson, Becky McNair, Elaine Childs, and Ken Eastlack.

Community Improvement and Roads



It has been a fairly productive year for me. We finally got some improvement projects underway and finished.

Two Picacho Hills Drive right-of-way projects were completed during the fall and a third should be completed by the arrival of spring. These were successful Doña Ana County/PHPOA joint projects with the Association providing materials, and the County providing labor and machinery. I must also give credit to a handful of property owners who came forward to help me with a considerable amount of rockwork to further prevent future erosion from undoing the projects. They included **Michael Allen, Terry Fuller, Franklin McKay, Ed McNair, Bob Oheim, Ed Steckley, Sheri Wood,** and **Elaine Childs** of GRANDIFLORA Landscape Design, the project designer.

There remains some final volunteer work placing rock-restraining structures at one of the completed sights. Hopefully my small band of sweat-hogs has another day of labor left in them. Seriously, though, I am very grateful to the folk listed above for their efforts.

Buried utilities forced several design changes and has led to the delay of completing the third and final section of right-of-way that runs from Las Casitas to Via Norte. That particular section is going to require some costly curbing for which the PHPOA Board will need to approve additional funds.

A solution to the severe erosion problem downhill from Las Casitas at the golf cart crossing is in the planning stage. This will be a joint project that will hopefully include PHPOA, Picacho Hills Country Club, Qwest, Comcast, and Doña Ana County.

In closing I hope it has become as obvious to many of the readers, as it has to me, that twice a year general clean-ups isn't cutting it in terms of keeping up with all the trash and debris cluttering Picacho Hills. Because of this I am asking property owners to consider "adopting" sections of roads to help keep Picacho Hills beautiful. I would especially like to hear from folks interested in adopting the newly completed improvement areas. All it would take is a few minutes two or three times (perhaps less) a month to keep everything looking spiffy.

Currently future plans are to continue improving sections each year until all roads uniformly get the same attention.

A final note of thanks to two property owners who have independently stepped forward in an effort to keep things beautiful and, in one case, safe. First, kudos to Becky McNair who has for several years maintained the landscaping at the entrance sign to Picacho Hills (including hauling water for the plants). And likewise to Elaine Childs who cleaned up the triangle at the Picacho Hill Drive and Barcelona Ridge Road intersection, including removing and transplanting flora that was blocking the view of traffic traveling (speeding?!) through our main thoroughfare.

Ken Eastlack, Chairman

Join the Adopt-a-Road Gang



Even though we have Spring and Fall Picacho Hills Clean-ups, we still have blowing trash, construction debris and just plain careless littering. Get together with family, neighbors or friends and take on the project of making Picacho Hills more beautiful. Call Becky McNair (526-9269) and let her know which area you will be working on. We will ALL thank you!

Covenants

Nuggets are not always Gold!

Animal control continues to be a problem, so this is beginning to sound like a *broken record*. For you younger folks, those were the black disks with the grooves which were replaced by compact disks, or CDs. When they were cracked or scratched, they would continue to repeat a portion of the record over and over. Just like the animal control issue. PLEASE PICK UP AFTER YOUR PET. Subdivision covenants and County ordinance require your pet to be on a leash when off of your property, and you are required to pick up the little “nuggets” your pet leaves in your neighbor’s yard or on public property.

Fresh Country Pies

On a grander scale, some of you may have noticed some HUGE droppings from your neighbor’s dog. In fact, the cows have come home. New residents have not gone wacky; we actually do have a seasonal problem with cows in the Picacho Hills area, and sometimes they will munch on your landscaping. New Mexico is a “fence out” state, meaning that cattle owners are not required to fence their herd in, the community must fence them out. At least that is my understanding. The PHPOA is aware of this problem, and hopefully we can achieve some sort of resolution. For now, the best advice I can give on this point is watch where you step, and don’t blame your neighbor’s dog for these. As an ol’ Missouri boy, I know the difference!



Safety & Security

The Speed Factor

Speeding is still an issue, particularly on Picacho Hills Drive and Barcelona Ridge Road, although not limited to these roads. I became acutely and personally aware of this after some close encounters during the PHPOA Fall Cleanup, and while working with PHPOA members/directors on the Picacho Hills Drive right-of-way improvement. Please note that barricades and orange barrels are placed in the street to divert and direct traffic, not as targets for your vehicle! For those of you who had the courtesy to slow down while people were working near the road, thank you.

Doña Ana County Sheriff Todd Garrison attended the PHPOA board meeting in September, and was alerted to the speeding problem within Picacho Hills. As a result, there will likely be an increase in random speed checks by the sheriff’s department.



Stop Thief!

Several thefts and break-ins have been reported within Picacho Hills. The PHPOA is currently looking into the possibility of hiring a private security company to patrol the community, but details have not yet been worked out. Costs for this service would be directly proportional to the number of hours of patrol and other factors. We would welcome input from residents/members on this issue. In the meantime, please report any suspicious activity to the sheriff’s department.

County Emergency Operations Plan

A new Doña Ana County/City of Las Cruces All-Hazard Emergency Operations Plan was presented to the public on December 7. For you brave hearts, this seventy-three page document (.pdf file) may be viewed at the following County website: <http://www.co.dona-ana.nm.us/emergency/docs/Eopbasic.pdf>

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



Pssst – all Picacho Hills Women

Come and join our (almost) monthly luncheon where you can meet and get to know other Picacho Hills women, have a gourmet lunch, and enjoy PHCC's beautiful view. Luncheons are *usually* held the 3rd Thursday of the month. Social time is from 11:30am to noon with lunch served at noon. **IMPORTANT:** This is the only notification of the luncheons. Please mark your calendar or save this article.

The next 4 luncheons will be:

<u>February 16</u>	\$16.00	Reservations to Lynn Derksen 541-1120	by Monday, February 13
	Menu choices:	Chicken Piccata w/lemon butter caper sauce -or- Arcadian Pork Loin w/ginger sauce	
<u>March 16</u>	\$16.00	Reservations to Jane Jurrema 526-9618	by Monday, March 13
	Menu choices:	Braised Beef Tips w/pearl onions -or- Shrimp Scampi w/Angel hair pasta	
<u>April 20</u>	\$16.00	Reservations to Sharron Stepro 541-8922	by Monday, April 17
	Menu choices:	Grilled Salmon BeBe -or- Chicken Duxelles en Croute	
<u>May 18</u>	\$16.00	Reservations by Monday, May 15	Save The Date

Menus include starter; rolls & butter; coffee, tea and water; dessert; tax & tip.

Exact change is always appreciated. If you wish to charge your luncheon to your Club account please give your member number to the hostess when you call in your reservation. **CANCELLATIONS:** Must be received 48 hours prior to luncheon to avoid incurring a luncheon charge. (NO-SHOWS WILL BE CHARGED)

Hospitality Committee Annual Social



The Hospitality Committee will hold the annual Newcomer's Social February 12th. This year it is being held on Sunday evening and will be a social with wine and appetizers. Please refer to the invitation included with this newsletter. We welcome ALL Newcomers.

Although we now have 44 Hospitality representatives, we still need volunteers to deliver the newsletters (including the cleanup flyers and phone directory). Areas that need representatives are: Spanish Point, Pueblo Gardens, the new area of Tuscany and possibly several more as our community is growing so fast. If you would like to volunteer, please call.

Thanks to new representatives Lynn Derksen (Coronado Ridge) and Barbara Moon (Villa Chiquita starting in April) – and to all of you who have taken on this very important job of delivering the 780 (and increasing daily) newsletters.

Becky McNair, Chair 526-9269

Congratulations to Russell Kraus, recipient of the Raymond C. Bowman award of the Society for Imaging Science and Technology. The award is given “in recognition of an individual who has been instrumental in fostering, encouraging, helping, and otherwise facilitating individuals, either young or adult, in the pursuit of a career beginning with an appropriate education, in the technical-scientific aspects of photography or imaging science.” Russell and his wife, Elaine Jeveli, are Vista Hermosa residents.

Fall Cleanup: A Damp Successful Job

We had a great turnout for the fall cleanup with a total of 50 people coming out in unseasonably rainy weather to participate. We collected 86 bags of trash (some really big ones, too) plus the usual array of tires, household cast-offs, and construction debris.

Again Elaine Childs with help from Nancy Fuller and Mary Ellen & Franklin McKay were extremely helpful at the staging area.

We did a great job under very wet conditions and many thanks to the following for their efforts:



Michael Allen	Pat Anderson	Laurie Andrews
Laurie Beougher	Maryann Bergdorf	Bill Bigard
Pat Bigard	Rex Buchanan	Barbara Bush
Pat Carr	Sharon Carr	Elaine Childs
Roger Duffey	Teresa Duffy	Ken Eastlack
Nancy Fuller	Terry Fuller	Bob Gildy
Pam Gildy	Bob Glazier	Sharon Glazier
Clare Kapner	Harvey Kapner	Samantha Little
Sydney Little	Jan Ludtka	John Ludtka
Franklin McKay	Mary Ellen McKay	Becky McNair
Ed McNair	Don Miller	Mydra Miller
Carmen Moreno	Ed Nelson	Diane Nelson
Dave Newman	Jan Newman	Cindy Oheim
Bob Oheim	Phyllis Palmer	Sam Palmer
Ivea Rasmussen	Jim Rasmussen	Wanda Shultz
Ed Steckley	Charles White	Linda White
Mike Wood	Sheri Wood	

We will conduct the spring cleanup on Saturday April 15th... see you then (details in the next newsletter).

PICACHO HILLS PROPERTY OWNER'S ASSOCIATION MEMBERSHIP APPLICATION

For Membership, send to: Treasurer, Picacho Hills Property Owner's Association, P.O. Box 51, Fairacres, NM 88033
For Phone Directory additions/changes, send to: Sheri Wood, 6968 Camino Nuevo Mejico 88007

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)