



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

NEWSLETTER

Volume 22 No. 2

October, 2006



FROM THE PRESIDENT'S DESK

This year's late summer monsoons had a tremendous effect on the Picacho Hills community, with many residents suffering very serious damage to their property. My heartfelt condolences go out to all of you who were adversely affected by these storms. Where appropriate, I would encourage you to contact FEMA for potential assistance, using the contact information below.

APPLY BY PHONE

1-800-621-FEMA (3362)

(TTY 1-800-462-7585 for those with speech or hearing impairment)

Please have the following information available when you call:

- A phone number where they can reach you
- Social Security Number
- Current mailing address
- Address of the affected property
- Brief description of the damages
- Insurance information including policy number

APPLY ONLINE AT: www.fema.gov

I would like to applaud those individual Home Owner Associations who are working with County officials toward a resolution to some of the community flooding problems. It's no small task, and there is no instant solution, but it is definitely a worthwhile pursuit. The PHPOA is also communicating with County officials, BLM, developers and homeowners regarding future needs of the community, especially related to the drainage problems we incurred with the recent storms.

Correction: Due to my own oversight in the last newsletter, I failed to include Sylvia Izon when thanking our retiring Board members. Sylvia was our previous secretary, and I now offer an apology for the omission and a belated THANK YOU for your service to the PHPOA.

Bob Oheim

Attention Golfers



PHPOA will be working with Picacho Hills Country Club to sponsor a golf scramble, similar to last year's event. The event will be a fundraiser, with proceeds going to community improvement projects. We are currently scheduled for Friday, November 17, with tee times starting around 12:00-12:30pm. So, mark your calendars and get your teams together. We would like to see 60-80 participants, and anybody that can help find sponsors would be a big help to the success of this event.

We will provide more details in a future flyer, and in the club's monthly newsletter, *Picacho View*.

Special Alert – the new fence



The Bureau of Land Management (BLM) and the Burke family have nearly completed construction of a fence to prevent cattle from damaging Picacho Hills properties. In fact, the fence may be complete by the time this *Newsletter* is printed. Construction was started near the airport fence, and progressed north along the BLM boundary. It then turns to an east-west route toward the northern boundary of the Butterfield Ridge subdivisions. Since this is a barbed wire fence, it could be a safety issue to those who are not aware of its location. BLM is marking the fence with flags, and they have asked that we help inform the community of the fence installation. Gates will be placed at three locations.

ACCESS BY CUTTING THE FENCE IS ILLEGAL, AND PUNISHABLE BY A STIFF FINE.

Unfortunately, there have already been reports that wires have been cut and fence posts pulled out in order to allow ATV access without using the gates. Obviously, the fence will not be effective if it has been vandalized. Residents who witness these acts, or suspicious activity around the fence, are asked to **REPORT ANY OBSERVATION TO THE SHERIFF OR BLM**, providing as much information as possible for identification of the offender.

The installation of this fence was not a small project. Some of the areas are extremely rugged, passing through rocky canyons and arroyos which are difficult to access for installation and maintenance, and prior to installation, cultural surveys and environmental assessments were required. Special thanks to the BLM and the Burke family for your work on this project, and to developers Bob Pofahl and John Moscato for each contributing \$2000 (25%) toward the cost of materials. PHPOA contributed \$500 toward materials as a token of our appreciation.



Hospitality

Many of our 43 hospitality representatives met on September 11 to work on the logistical problems that we have greeting new residents in our fast-growing community. At present, we have approximately 740 houses with more construction on the way. The Representatives deliver newsletters 3 times per year plus clean-up flyers, directory updates to PHPOA members, and other pertinent information. They also greet each new resident with the *Why Join?* brochure, a PHPOA directory as a gift from the Board and the most recent issue of the *Newsletter*

Welcome to new Street Representatives Suki Duran (Butterfield Ridge), Mary Ellen McKay (1130-1415 Via Norte) and Terry Bates (Spanish Point). We still need a representative for Pueblo Gardens and another representative for Coronado Ridge. Please volunteer if you can.

Becky McNair
Hospitality Committee Chair

ATV Issue



There have been several complaints regarding the improper use of all-terrain-vehicles within Picacho Hills. Reports range from speeding/racing on public streets (a safety issue), to excessive, long-term disturbing noise levels (a lack of consideration for the residents). If you operate one of these vehicles, please do so within the applicable laws, and with consideration for your fellow residents.

Road Project

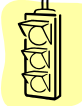


Due to the heavy rains both here and elsewhere in the county and the effort it took to clear away the damage, the Facilities and Parks Department is backed up for six weeks. As a result, even though the equipment has been ordered, our landscaping project for Via Norte/Barcelona Ridge Road has been delayed.

Lynn Ellins, Chair
Roads, Community Improvement, Roads Committee

Meeting with Stephen Blanco

On June 6, Board members met with Mr. Stephen Blanco to discuss some issues which were submitted to the Board in previous correspondence. Mr. Blanco is a resident and developer in Picacho Hills, and owner of the Picacho Hills Utility Company. One of his concerns was for the safety of walkers and joggers who are out at dawn, dusk or after dark. He recommended that reflective vests be worn under these conditions to increase visibility to motorists. Other topics of discussion included the following points.

-  A traffic light for the intersection of Rt. 70 and Picacho Hills Drive was on schedule at the time of our meeting. Funding for the light is coming from contributions from Mr. Blanco, Mr. Robert Pofahl, developer of the Picacho Mountain subdivision, and the State.
- A new drainage plan for the Fairway 18 – Phase III subdivision was submitted to the County, designed to reduce or eliminate problematic runoff.
- Mr. Blanco asked us to remind residents not to use contractors' dumpsters for personal trash, and to refrain from dumping trash, yard waste and old Christmas trees on building sites and the area around the waste treatment area, which is private property.
- He asks that we remind residents not to remove construction materials from building sites, even if it appears to be scrap or unused material.
- He also indicated that he is committed to contractor removal of construction materials left in the road.
- Due to the number of residents in Picacho Hills, Mr. Blanco said that requests, problems, etc. should be submitted to him via your Homeowners Association or by the PHPOA. Time constraints prevent him from responding to multiple individual requests.

Join the Adopt-a-Road Gang . . .



In this year of rain and weeds, we (the community) need your help. Picacho Hills needs constant loving care to keep our area beautiful. Set a road, or portion of one aside in your name for your volunteer service. Or get a group together to “adopt” your entire street. Go out periodically – or as needed – and pick up trash. This will be appreciated by all! Call Becky McNair (526-9269) and let her know which area you will be working on.

Once all streets are “adopted” we would be able to eliminate the Spring and Fall cleanups. There is a dumpster located in the Club maintenance area for trash disposal of those who have adopted a road. Remember, furniture, appliances and other large items are not to be disposed of at that location. The dumpster has been donated by Picacho Hills' resident Brian Bassford, General Manager of Southwest Disposal for our Adopt-a-Road project.

. . . and Fall Cleanup is scheduled for Saturday, October 21st. Please refer to the Flyer included in the delivery of this newsletter for details, and be sure to join your neighbors in this important effort.

Newcomer's Social



The Picacho Hills Property Owners Association Newcomer's Social will again be held on a Sunday evening in mid-February. As a Newcomer you will receive an invitation and further details will be available in the Winter issue of this newsletter.

Becky McNair
Hospitality Committee Chair



Security Gate Access for Emergency Personnel

On September 5, 2006, the PHPOA hosted a meeting of local Home Owner Association (HOAs) within Picacho Hills which have, or are due to have, security access gates. In attendance were the President's and/or "gate managers" from *Fairway Village*, *Murano Estates*, *Coronado Ridge*, *Butterfield I* and *Butterfield II*. Bob Pofahl and Tom Etterling attended representing *Picacho Mountain Development*. We were also delighted to have full and very enthusiastic participation from the County and Volunteer organizations. Attending were: Todd Garrison, Sheriff; Steve Mims, Fairacres Fire Chief; John Cole, Operations Manager, Southwest Ambulance Service; Albert Flores, representing Hugo Costa, Director of the Mesilla Valley Regional Dispatch Authority (MRVDA) and Oscar Butler, Commissioner Dona Ana County;

Following the introduction of all attendees, Bob Oheim, President, made a presentation of a \$1000.00 check to Chief Mims, in grateful recognition and thanks for their continued volunteer support of the safety needs of all of Picacho Hills.

The primary meeting issue raised was how to ensure that the various 911 dispatched emergency personnel services can be assured of access when they arrive at a closed gate. As background, each individual HOA exercises control over when to close their respective gates as well as how to administer a system of codes on behalf of their home owners. As a consequence, each system operates differently. Each of the various gate systems are of a different vintage and the software that controls them operates in differing ways. Over the summer a series of meetings was initiated and discussions were held with all of the County/Volunteer officials as well as the impacted HOA's. The outcome of these discussions resulted in a two-prong proposal—an interim solution and a longer term technology alternative. The text of that proposal is shown below:

Interim Solution:

- (1) Each HOA will assume the responsibility to provide updated access code information applicable to emergency responders to a central source. Updates will be provided at least annually via a letter from the HOA President. In the event of an "incident" that requires dispatch of an emergency responder, and the "over-the-air radio broadcast" of an access code, the HOA may wish to change the access code applicable to emergency responders and communicate that change to the central source. The local authorities tell us to assume that all such over the air broadcasts are monitored by members of the community at large using police scanner technology.
- (2) The Mesilla Valley Regional Dispatch Authority (MRVDA) is tasked with dispatching all emergency responders, has a data base of addresses used in the dispatch, and has agreed to notate its database with the need to have an access code for certain addresses, and will communicate the access code to the emergency responder in the normal course of exercising their duty. Updates and Changes to an HOA access code for emergency personnel will need to be communicated to Mr. Hugo S. Costa, Director, Mesilla Valley Regional Dispatch Authority, 130 W. Lohman Ave, Las Cruces, NM 88001.

Longer Term Solutions: Thanks to the good work of Bob Potter of *Butterfield I*, the HOA groups were provided an overview of a number of methods to retrofit existing gates with siren and/or light activated sensor systems. It was agreed that a siren operator system, currently able to be activated by existing equipment on emergency vehicles, and relatively inexpensive to install on existing gates, is the best technology alternative. Bob made a great deal of information available to the attendees on price options and has agreed to continue the search for a cost effective purchase and installation option. All of the attending emergency services providers endorsed the option. *Picacho Mountain Development* agreed to ensure that their installed solutions would be compliant. Although no one from *Fairway 18* was in attendance, we understand that their present plan is to install siren activated gates as well. No contact has yet been made with *Pueblo Gardens* which just recently installed a gate.

There were a number of timely hand-outs describing the existing 911 alert system, the background and approach to the interim solution, and the various longer term technology alternatives. Email copies are available from the PHPOA. Contact Ed Hendrick at ehendrick@fastwave.biz

Ed Hendrick, Chair
Covenants/Safety/Security Committee

For Safety Sake:

All residents should check their house and make certain the house number can be read from the street. As our days become shorter, any First Responder needs to be able to find your home quickly.

Picacho Mountain Information Update



On Wednesday, July 26, Bob and Karen Pofahl of Picacho Mountain met with the resident representative group to provide an update on their development. There have been a series of meetings that have taken place over the past year of which this was the most recent.

On June 23, road and utility work began on Las Estancias de Picacho Mountain, the first 96-acre development phase. The Pofahls anticipate completion of roads and utilities by late fall of this year. They presented an aerial photo of the grading for the entire first phase showing how minimal the impact is on the existing desert. They remain dedicated to preservation of the natural desert landscape with its land contours and arroyos.

The following update items were presented by the Pofahls:

1. Drainage. Picacho Mountain presented a copy of a completed comprehensive drainage plan for the entire proposed development. Current water retention basins in Phase I have been oversized to protect drainage flows. A series of basins throughout the development are designed to reduce current flows impacting surrounding areas.
2. Master Sketch Plan. Picacho Mountain has filed for approval of a Master Sketch Plan for the entire development as initially requested by representatives of the PHPOA.
3. Extension of Barcelona Ridge Road to the west. Right of way has been requested from the BLM to construct Barcelona Ridge Road to connect with the Picacho Mountain development.
4. Realignment of the collector road within master plan. The realignment is a curving road that loops through the development and is designed to calm traffic flows. Current alignment would destroy beautiful natural arroyos and allow for a long, straight road like the current Barcelona Ridge Road.
5. Access to I-10. The Pofahls requested community support for future access from Barcelona Ridge Road to I-10. Picacho Mountain is committed to participate with the city, county and other land owners in construction of the road.
6. Traffic Impact. Picacho Mountain has committed and partnered with the County to participate in funding a traffic signal at Picacho Ave and Picacho Hills Dr. Picacho Mountain is expanding the initial traffic impact analysis performed for Phase One Las Estancias to encompass the entire master plan area. They are coordinating with County staff to determine strategies to calm and improve potential traffic flow issues on Barcelona Ridge Road.
7. Rezoning of parcels within master plan. Rezoning of several parcels would allow for the development of large one to two acre estate lots and increase open public space. It would allow for small areas of density, like upscale patio homes, but would not exceed the total number of units allowed under current zoning.

All items presented and current development plans are in compliance with the agreement signed January 6, 2006, with representatives of the various homeowner associations of Picacho Hills.

Picacho Mountain has opened an office at 1310 Picacho Hills Drive. The Pofahls invite anyone who is interested to come by to review plans and see their model of the entire development. You may call to set up a time. Their number is 523-2500.

ETZ/Roads/Community Improvement Committee

PHPOA Membership

To join the Picacho Hills Property Owners Association, fill out a form in the *Why Join ?* brochure given to new residents when they moved in. Mail the completed form and your check to Treasurer, PHPOA, PO Box 51, Fairacres, NM 88033.

Dave Zeemont, Treasurer



Directory Updates

Welcome to new residents:

Bates	Lloyd & Terry	527-9132	5610 Spanish Point Rd.	
Blasche	Rod & Marty	524-2489	1595 Vista del Cerro	raffles89131@yahoo.com
Burn	Bob & Bonnie	526-0013	6955 Camino Nuevo Mejico	rrburn@comcast.net burnb@comcast.net
Fennell	Dennis	312-5125	6680 Vista Hermosa	fennelldennis@yahoo.com
Gamboa	Bob & Cherie	527-0020	6745 Via Emma	bobandcherie@comcast.net
Hammonds	Earl & Carol		7034 Camino Blanco	
Hutchinson	Tom & Jerean	527-4627	6500 Vista de Oro	
Kirkman	Kent & Margaret	541-9372	6760 Via Emma	kirkmankp@netzero.net
Leonard	Bob & Penley	524-1718	1210 Idyll Court	
Mitchell	Roy (Dave) & Gen	527-0789	6700 Pueblo Vista	gbmitchell@aol.com
Myers	Wayne & Barbara		6550 Vista del Oro	barbaramyersjw@aol.com
			mail: PO Box 895, Fairacres, NM 88033	
Olson	Eric & Veronica		6724 Pueblo Vista	
Ontivaros	Rosendo & Maria	526-5907	5643 Mira Montes	
Pickett	Lawrence & Trudi	527-5213	1240 Vista del Monte	
Powell	John & Sharyn	573/364-3699	1480 Via Norte	powell@fidnet.com
Ramirez	John & Lesli	527-8755	1535 Wind Lane	
Scroggins	Ray & Pupp, Vi		6724 Camino Blanco	rscrogg@sbcglobal.net
Smith	Thomas & Michele	647-1596	36 Las Casitas	
Wood	Philip & Nellie	525-1046	10057 Saragossa Court	nellie@willisallen.com
Woods	Robert & Kelly	524-0403	1413 Via Norte	

Changes:

Axtell	Renee	change email: areneecjj@zianet.com
Campbell	Gordon & Sharyn	correct spelling: Gordon; add PO Box 700, Fairacres 88033
Collins	Toby	change address: 6710 Via Emma
Cruz	Charles & Sandy	change email: scd20sh95@msn.com
Hall	Daryl & Jan	change email: djhall@zianet.com
Harper	John & Sandy	change email: jnsharper71@msn.com
Hayhoe	Jim & Mary	change address: 10040 San Marcos Court
Jones	Richard & L. Lawson	add mailing: PO Box 789, Fairacres 88033
Jordan	Mike	add phone: 639-2052
Leseth	Ray & C.C.	change address: 5623 Mira Montes; add email rleseth@nmsu.edu
Macaulay	Bob & Jan	change phone: 647-4867
Salopek	Steve & Marcia	correct address; 32 Las Casitas

Remove:

Alberson, Dennis & Cathy	Brashear, Jerry	Fowler, John & Lois
Kerstetter, Marvin & Marilyn	McDonald, Bill & Shirley	Moore, Richard & Doris



Above are the updates to the PHPOA Directory since the Spring (April) *Newsletter*. Each *Newsletter* will contain updates since the previous issue for your convenience in keeping your copy of the Directory current. Residents with PHPOA Directory additions, deletions or changes should submit them to me or their Hospitality Committee Street Representative. Note: new member information will be forwarded by the Treasurer.

Ed Steckley, Chair
Directory Committee

382-4511
edwins@comcast.net