



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

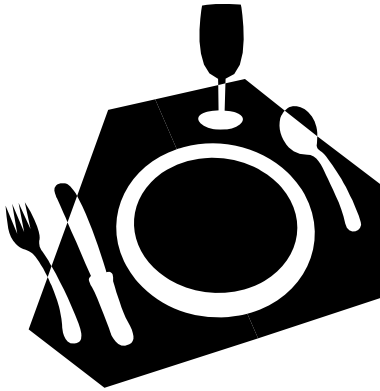
NEWSLETTER

Volume 22 No. 3

February, 2007

23rd ANNUAL MEMBERSHIP MEETING

Tuesday, March 13, 2007



The 23rd annual membership meeting and dinner will be held on Tuesday, March 13, 2007 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:

Dave Zeemont, Treasurer

P.O. Box 51

Fairacres, NM 88033

The annual dues for 2007 remain \$45.00 for homeowners and \$25.00 for lot owners.

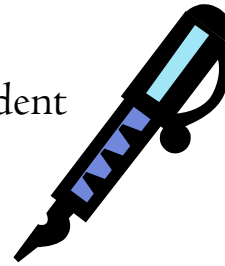
If you are a PHPOA member and do not receive the separate mailing of the Meeting Notice Package, please contact Nancy Fuller at 647-0505 or email to thefullers2@comcast.net.

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 PHPOA and residents of Picacho Hills faced many challenges during the past year. Our community has grown considerably, and new issues continue to surface as the development continues to expand. The severe impact of flooding, due to the summer storms of 2006, was felt by many residents. Task forces of County residents and members of the PHPOA worked many hours with County officials to identify potential deficiencies in codes, drainage system design/maintenance and other factors which contributed to the unacceptable level of damage incurred by residential areas, including Picacho Hills. A detailed summary of the findings and recommendations of the task forces were presented by Picacho Hills resident Cliff Terry, facilitator for the central county task force, at the December 12 County Commissioners meeting. Hopefully, this will result in changes to improve the situation during future storms.

Some of the accomplishments of PHPOA during 2006 include:

- Worked with BLM, developers and the Burke family to finalize the installation of a fence to prevent cattle from entering and damaging Picacho Hills property.
- Coordinated a meeting with emergency response officials to establish a uniform procedure for gated community access by emergency vehicles. Recommendations were made, and some communities have already implemented the procedure.
- Rebuilt and landscaped the front entrance to the community at Picacho Hills Dr. and Hwy. 70. This area suffered severe damage during the summer flooding. Quotes have been obtained for future routine maintenance of this area.
- Re-landscaped the “triangle” at the intersection of Picacho Hills Dr. and Barcelona Ridge Rd. and added reflective paint to the curbing to increase visibility, particularly at night.
- Spread volcanic rock along the west side of Picacho Hills Dr. between Barcelona Ridge Rd. and Via Norte.
- With support from Picacho Hills Country Club and numerous sponsors, hosted a successful fundraiser golf scramble to raise funds for future community projects.
- Published and distributed the PHPOA Newsletter and Property Owners Directory.
- Sponsored Picacho Hills cleanup events.
- Hosted a welcoming social for new residents.

We were disappointed that the installation of curbing along Picacho Hills Dr. in front of Las Casitas was again delayed. Initially, we were waiting for the County to procure a curbing machine. Once this was accomplished, the late summer flooding created a huge backlog of activities for the County road crews, which was followed by cold weather, apparently not ideal for pouring the concrete. This project will be rescheduled as soon as possible.

At last count, PHPOA had 248 members. This is less than 50 percent, and we would like to see a greater degree of participation from residents of the Picacho Hills community. The annual membership fee for homeowners is \$45, which breaks down to slightly over twelve cents per day. I think the cost/benefit ratio is very favorable for this investment.

I would like to thank all of the Board members for their contributions during the year. It has been a pleasure serving with you. Thanks also to the many member-residents who contributed their time toward various projects and events.

Don't forget the Annual Meeting March 13. I hope to see you there.

Bob Oheim

President, 2006-2007



Treasurer's Report

Picacho Hills Property Owner's Association Annual Report

March 1, 2006 – December 31, 2006

| | | | |
|--------------------------------|----------------|-----------|-----------|
| Cash Balance | 02/28/2006 | | 31,346.10 |
| Revenues: | | | |
| Membership Dues | | 12,015.00 | 3,406.50 |
| Annual Dinner | | 2,600.00 | 260.00 |
| Golf Scramble | | tbd | 2,285.00 |
| | Total Revenue | 14,615.00 | 5,951.50 |
| Total Cash | | 45,961.10 | 37,297.60 |
| Expenses: | | | |
| Annual Dinner | | 2,600.00 | 2,999.69 |
| Bank Charge | | 75.00 | |
| Community Improvement | | 12,000.00 | 6,737.58 |
| Directories | | 1,200.00 | 168.12 |
| Electricity | | 500.00 | 333.89 |
| Filing Fees | | 60.00 | 50.00 |
| Hospitality | | 800.00 | 640.09 |
| Newsletter | | 1,000.00 | 242.64 |
| Postage | | 50.00 | 28.08 |
| Supplies | | 200.00 | 189.78 |
| PO Box Rental | | 25.00 | 26.00 |
| Printing (general) | | 300.00 | |
| Fire Dept. Donation | | 1,000.00 | 1,000.00 |
| Cattle Fence – contrib. to BLM | | 500.00 | 500.00 |
| Utility Committee | | 3,000.00 | |
| Golf Scramble | | 100.00 | 800.00 |
| Website development | | 500.00 | |
| | Total Expenses | 23,910.00 | 13,715.87 |
| Cash Balance | 12/31/2006 | 22,051.10 | 23,581.73 |



Respectively submitted,
Dave Zeemont, Treasurer

2006 Golf Scramble Results . . . and Thanks

The second annual Picacho Hills Property Owners Golf Scramble was held November 17, 2006. There were 32 participants and 14 hole sponsors. The winners were:

- 1st Roman Klimkiewicz, Bob Nelson, Stew Davis, Dave Donnelly
- 2nd Howard Dukes, George Evans, K. Hettings, C. Pidae
- 3rd Mike Wilson, Pete Brandt, Brendan Donnelly, Paul Gradwohl
- 4th Jim Hayhoe, Dennie Odette, Bob Porter, Bob Taylor



We would like to thank the following:

- * Patrick and Jovonna Hanlon for providing the deli lunch and the use of the course;
- * Jim Hayhoe for his organizational skill in putting the event together;
- * Vance Mims for helping with the organization and execution of the event;
- * The hole sponsors:

| | |
|-------------------|------------------------------------|
| Lund Galbraith | Citizens Bank of Las Cruces |
| Howard Dukes | Caldwell Banker |
| Laurie Beougher | ReMax Classic Realty |
| Drue Self | Century 21 Real Estate |
| John Schwepke | Farm Bureau Financial Services |
| Grady Oxford | Steinborn Inc. Realtors |
| Bruce Reed | A.G. Edwards |
| Don Evans | Evans Realty Holding |
| Bob Pofahl | Picacho Mountain Development |
| David Gordon | Desert Sage Building & Development |
| George Ruth | State National Bank |
| Jake Sims | Executive Realty |
| John Vondrak, DDS | Othodontix LTD |
| Jeff Banegas | Able Sign Company |

- * and, of course, the 32 participants in the golf scramble. You made it a great day. We hope you had so much fun you can't wait for next year's event.

Franklin McKay, Chairman



2007 Golf Scramble

The 2006 PHPOA golf scramble was a successful fundraiser, thanks to the support of many sponsors, participants and the Picacho Hills Country Club. We are looking to make the event even more successful in 2007. This year we would like to see more participation, particularly from the ladies. The date has already been set for **Friday, November 2** with a 1:00pm shotgun start, so mark your calendars now. You've got about nine months to perfect your swing for this fun event!

Trash Bins



Please remember to return trash containers to your garage or yard, hidden from the street, after trash pickup. Cooperation will be appreciated by your neighbors, and will improve the appearance of the community.

It has also been suggested that trash put in those bins be bagged. If the bin has been tipped over or when the collector is dumping it into the truck, the wind can pick up un-bagged items and add to the clutter blowing around our community.

Landscaping . . . and Reflective Painting

Through the good graces (and hard work) of our contractors, Albert Carrillo Landscaping, and Skidsteer Services, the Community Improvement Committee was able to give Picacho Hills residents two landscaping presents for the holiday season.

Firstly, in November, work was completed at the intersection of Picacho Hills Dr and Barcelona Ridge Road. The two piles of volcanic rock, which had been sitting at the intersection almost since the last eruption of Picacho Peak, were spread along the west side of Picacho Hills Dr. Landscaping was also done to the traffic island at the turn off. The old plants (and weeds) were removed, the entire island was leveled off, and new plantings made. The weeds that were sprouting along the volcanic rock that had previously been spread along Picacho Hills Rd. were removed and the area sprayed with weed killer.



Secondly, in December, our contractors went to work on the lower area of Picacho Hills Dr. . The unsightly old tarp was removed, and the sides of the roadway were redesigned. The old plants were trimmed or removed, more than seven truckloads of new rock were brought in and spread, and new plantings done. The area was configured to prevent some of the massive erosion that takes place during the rainy season.

You may have noticed that the landscaping does not extend to the corner of Picacho Ave. We are anticipating the construction of a traffic light at this intersection, and will continue our work after the completion of theirs.

We are also waiting on the county to install concrete curbing along Picacho Hills Dr across from Las Casitas. The PHPOA and the Las Casitas Homeowners Assn are contributing to the cost of construction, and we will also do some landscaping when the weather and the county's schedule allow them to complete the curb.

Albert Carrillo's crew also painted the perimeter of the traffic island with reflective safety paint, as well as the curbing along Mira Montes where it appears to jut out onto Barcelona Ridge Rd. They also painted the sign posts before the turn onto Fairway Village Dr. This is a great improvement for night driving along these areas.

We still have plenty of the paint and reflective glass beads left, so if you have any thoughts as to where we can help improve the safety of our roads in Picacho Hills or beautify some of the common areas, please don't hesitate to contact either Franklin McKay or myself at PO Box 51, Fairacres, NM 88033. You can e-mail us at PHPOAI@yahoo.com.

Dave Zeemont
for Community Improvements & Roads Committee



Be a the first to meet your new neighbors

At present we have 45 street representatives that deliver the Picacho Hills Newsletter to about 750 homes, and the number is growing. We need representatives for: Vista De Oro; Vista del Valle; Vista Del Cerro 1432-1590; Coronando Ridge; and Pueblo Gardens.

The representative greets newcomers and invites them to become active in community and area activities. Newcomers are given a brochure telling about the benefits of joining Picacho Hills Property Owners Association and a PHPOA Directory.

The PHPOA puts out a yearly directory of all Picacho Hills Residents. All paid PHPOA members will receive yearly directory updates. The hostess also hands out the Newsletter three times a year. Perhaps, a Street Representative will be the first person a Newcomer meets. Please volunteer by calling at 526-9369.

Becky McNair, Chairman
Hospitality Committee

Note to ATV Owners

Several complaints have been received regarding illegal operation of ATVs (or OHVs) within Picacho Hills, including operation on public roads and golf course property. There have been instances of damage to the golf course, which is private property and not intended ATV operation. Additionally, state law prohibits operation of these vehicles on paved public roads, except as noted in the following excerpt from the New Mexico Off-Highway Motor Vehicle Act:

Section 66-3-1011 (Effective January 1, 2006) Operation on streets or highways; prohibited areas.



- A. A person shall not operate an off-highway motor vehicle on any:
- (1) limited access highway or freeway at any time; or
 - (2) any paved street or highway except as provided in Subsection B of this section.
- B. Off-highway motor vehicles may cross streets or highways, except limited access highways or freeways, if the crossings are made after coming to a complete stop prior to entering the roadway.

When operating in a legal location, there is a speed limit of 10mph within 200 feet of a business, occupied dwelling, pedestrian, bicyclist or horseback rider. In addition, there are resident registration and use fees, non-resident permit and use fees, restrictions and special requirements for riders under age 18. Additional information may be obtained at the following internet link:

http://www.nmtourism.org/OHV/Final_Rule_18_15_3.pdf

Please operate your vehicle in a legal and responsible manner.

Bob Oheim
for Roads, Community Improvement, ETZ Committee



Join Picacho Hills “Adopt-A-Road” Gang!

In seasons of wind, rain and wind, we need help keeping our community neat and tidy. Spring and Fall Clean-up don't give us lasting results due to blowing trash, construction debris and careless littering. We have “road gang” members helping on these streets:

| | | | | | | |
|-----------------------|-----------|---------------------------|--|---------------------|-----------------------------|----------------------|
| Barcelona Ridge | | Oheim, Stepro & Kapner | | Picacho Hills Drive | Rt.70-1 st curve | McNair |
| Camino Blanco | 6704-6764 | Hall | | Picacho Hills Drive | Fairway Villg.- the “Y” | Childs & Eastlack |
| Camino Blanco | 7800-end | Glazier | | Tuscany Drive | | Kapner & Bigard |
| Camino Nuevo Mejico | 6897-7025 | Bixby | | Via Emma | | Carr |
| Camino Nuevo Mejico | 7025-end | Glazier | | Via Norte | | McKay |
| Castile Court | | Fuller | | Vista del Cerro | 1300-1447 | Rasmussen |
| Desert Blossom | | Coryell | | Vista del Cerro | 1452-1676 | Shultz |
| Fairway Village Drive | 1300s | Izon | | | | |
| Fairway Village Drive | 1400s | Buch | | | | |

Join our fight against elements – call Becky McNair at 526-9369 to say you will adopt a Picacho Hills street. We might be able to eliminate Spring and Fall cleanups and, at same time, keep our community looking tidier year-round.



Directory Updates


Welcome to new residents:

| | | | | |
|------------------|---------------------|----------|----------------------------|--|
| Anderson | Fred & Laurie | 523-2738 | 1315 Matisse Court | |
| Becker | Larry Jay & Anne | 521-9713 | 8011 Renoir Loop | |
| Butler | Stephen & Jean | | 8022 Renoir Loop | |
| Capling | Stuart & Marti | 523-0262 | 1369 Fairway Village Drive | |
| Dias | Joseph & Pauline | 532-2036 | 1100 Pueblo Gardens Court | |
| French | Bill & Wendy | 647-0108 | 1126 Pueblo Gardens Court | |
| Kronawetter | David & Elizabeth | | 1108 Pueblo Gardens Court | |
| Miles | Oliver & Janice | 527-0609 | 6843 Via Campestre | |
| Miles | Sandy | 526-6920 | 2 Las Casitas | |
| Minuk | Marcia | 524-0807 | 1124 Pueblo Gardens Court | marciaa60@hotmail.com |
| Pierce | Ronald & Vickie | 522-8205 | 5620 Spanish Pointe Road | |
| Pofahl | Bob & Karen | | 17 Las Casitas | |
| Quinones | Catherine | 526-2454 | 7038 Camino Nuevo Mejico | |
| Rauber | Francis & Annaliese | 541-5999 | 5605 Spanish Pointe Road | |
| Schroeder | Jill | | 5645 Spanish Pointe Road | |
| Wagner | Loren & Shirley | 541-0076 | 5635 Spanish Pointe Road | |
| Whalen Reeves | Darby & Elaine | | 1116 Pueblo Gardens Court | |
| Wittenberg | Sherry | | 1334 Vista del Cerro | |

Changes:

| | | |
|-------------|---------------------|--|
| Henderson | Tim & Ramos, Teresa | change address: 1635 Candlelight |
| Mitchell | Pat | change phone: 647-2574 |
| Scheiderich | Walter & Joan | change address: 1401 Fairway Village Drive |
| Scroggins | Ray & Vi Pupp | add: 262/490-7968; ray@scroggins.biz ; vi@scroggins.biz |
| Van Dyke | Case & Margaret | change address: 1485 Vista del Cerro; email: casevan@msn.com |
| Wischmann | Dee | remove P.O. Box |

Remove:

| | | | |
|-------------------------------|---|-----------------|---------------|
| Clelland, Doug & Guffy, Laura |  | Little, Kathryn | Sluyter, Gwen |
| Veloz, Rafael & Thelma | | | |

Above are the updates to the PHPOA Directory since the October 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 upon receipt of dues.

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 13.

Ed Steckley, Chair
Directory Committee

382-4511
edwins@comcast.net

Congratulations to Via Diamante -

for 100% membership in the Picacho Hills Property Owners Association!

