



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

NEWSLETTER

Volume 24 No. 3

JANUARY, 2009

www.pichachohills.org

David Zeemont

President, Picacho Hills Property Owners Association

January 23

By now, everyone should have received a PHUC bill reflecting new Phase I rates authorized by the New Mexico Public Regulation Commission last October. The utility enclosed a letter outlining their new rate structure, which went into effect on November 6, 2008. The effect of these new rates is minimal; in fact, your bill may be a little lower than before.

	OLD RATES	PHASE I	PHASE II	PROPOSED RATES
WATER	\$30.77	\$26.26	\$32.71	\$46.61
SEWER	27.93	31.75	40.74	57.36
TOTAL	58.70	58.01	73.45	103.97

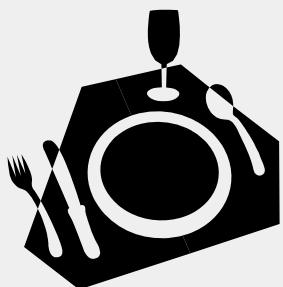
Based on figures supplied by Picacho Hills Utility Company in its 2007 Annual Report for an average monthly usage per household of 12,683 gallons of water and 6,161 gallons of sewage

However, these rates are only short term, as the PRC authorized a second set of rates (Phase II) to be used once the PHUC demonstrates to the Commission that planned improvements are operational. This includes water lines to connect a new well that PHUC constructed but was unable to license or put into service. Phase II sewer rates include a new effluent line from the sewage treatment plant to the Rio Grande. This would replace spraying the treated effluent onto the golf course, a change mandated by the New Mexico EPA to prevent a "nitrogen plume" from contaminating ground water.

The PRC fined the Picacho Hills Utility Company \$50,000 (with \$35,000 suspended) for various rate case infractions and disregard of other PRC rules and regulations. In recent motions with the Commission, PHUC requested additional time to pay the fine and that Phase II rates be implemented once financing is secured, before the projects are operational.

I urge you to log onto www.picachohills.org, and look over Paul Gradwohl's summary of the case. If you don't have internet access give me a call at 523-0913 and I'll send you a copy. Remember that your sewer rates for the year are based on water usage during December, January, and February, so you may want to shut off or curtail outdoor irrigation systems during these months. Don't worry: most grasses and many other plants are dormant in the winter. (Dear wife: please take note).

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ATTENTION PHPOA MEMBERS

Join us for the **25th Annual Membership Meeting**
Tuesday, **MARCH 10th** at **PICACHO HILLS COUNTRY CLUB**
Cash Bar Opens **5:30** • Dinner **6:15** • Meeting Begins **7:30**
Please see **Page 3** and the enclosed **Flyer** for information on
Reservations, Entrée Selections and Meeting Agenda
Look for your **BALLOT** and **RESERVATION FORM** in the mail



From the President

(Continued from Page 1)

David Zeemont

President, Picacho Hills Property Owners Association

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The Proposed Rates in the table were requested by the utility in their original filing last year. Let me say once again that, based on my observations of the workings of the NMPRC Staff, had we not interceded with the Commission we would have already been paying the Proposed Rates for several months. It is clear from their testimony that Staff favors the PHUC. Despite this bias, it became clear that the Hearing Examiner and several of the Commissioners made an attempt to understand our position on the issues. In addition, the PRC has set up a new case to investigate the relationship between the PHUC and various developers in Picacho Hills, with particular interest in the water and sewage hook-up fees charged by the utility to the developers on a per-lot basis. According to our attorney, these fees are among the highest in the State

Where are we now? I think it is apparent that we have prevailed with the PRC, certainly for the short term, and this in spite of the apparent opposition or indifference of certain members of the NMPRC staff. But this victory does not come without a financial cost. Unbelievably, our legal fees have now exceeded six figures, far in excess of my worst calculations. As a way of comparison, the legal fees for the previous case, which lasted over three years, was approximately \$40,000. We have already expended the money budgeted in 2007 and 2008 towards this bill, as well as the money that was generously donated by over seventy members, which is sincerely appreciated. We will have to propose an assessment of the membership at our annual meeting in March, 2009. In the meantime, Paul and I will be negotiating with the law firm. I urge everyone to attend the annual meeting. If you have any questions or suggestions, please e-mail me at phpoa1@yahoo.com, or call me at 523-0913.

Thank you for your support — see you at the Annual Meeting.

Dave

P.S.: Driving or walking around Picacho Hills recently, you've probably noticed that several neighborhood associations have taken it upon themselves to improve their drainage, not waiting for completion of the County's survey. In some cases individual homeowners have undertaken their own projects. Picacho Mountain seems to be increasing the size of their man-made canyons and Picacho Hills Country Club, in addition to the sizable capital improvements they are planning for both the golf course and their facility, has trimmed a lot of overgrowth where it was affecting adjacent homes. All this is in harmony with our slogan, "Good Neighbors Create Great Neighborhoods". Thank you all!



Mark Your Calendar . . .

(for a full listing of events visit www.picachohills.org)

Newcomers Social; On **Sunday February 15th**, the Pichaco Hills Country Club and Picacho Hills Homeowners will have a **welcome party for all newcomers to Picacho Hills**. If you have moved into Picacho Hills from February 2008 to the present, you are cordially invited to enjoy this special event. Our Hospitality Hostesses, PHPOA Board Members and Picacho Hills Country Club Management will host the party from 5-7pm, at the Country Club. Chef Darrel and staff will serve delicious appetizers, complete with a carving station. Wine will be provided as well as a cash bar. Get acquainted with other newcomers and residents and learn more about your neighborhood, community and Country Club. Remember: ****Good Neighbors Create Good Neighborhoods****

- Rebecca McNair, Hospitality Committee (526-9369)

Tuesday, **March 10th**, is **PHPOA's Annual Members' Dinner and Meeting** at the Picacho Hills Country Club. Attitude adjustment (cash bar) begins at **5:30** and dinner will be served at **6:15**. The meeting will be called to order at **7:30**. If you intend to join us for dinner, you must make reservations, as seating is limited to 100 people. Becky McNair and I have worked with PHCC to put together a menu that we hope will appeal to most people: **tarragon chicken** or **balsamic beef tips**. We were able to keep the cost down to \$20.00 per person. Our thanks to the Club for working with us to make this affordable as well as delectable!

Members will receive in the mail a **ballot** and **reservation form** by the end of February. If you do not receive one, contact Sylvia Bizzell: 524-9273 or sbizzell2@msn.com.

If you are unable to dine with us, we encourage you to attend the **business meeting**, which begins at **7:30** and includes election of new board members and a review of your board's activities. This past year the Board worked hard to represent your interests during the PHUC rate case for increasing water and sewage charges.

Please see the enclosed flyer for more details. We hope to see you!

- Sylvia Bizzell and Rebecca McNair, Membership & Hospitality (524-9273)

Our annual **Spring Cleanup** will be on **Saturday morning, April 25th**. Please save the date - details will follow in the next news letter. As in the past, this event is in conjunction with the Keep America Beautiful Great American Cleanup. GAC is the nation's largest community improvement program, involving an estimated 2.8 million volunteers from March 1 thru May 31.

- John Kutney, Community Improvement Committee (525-8470)

Save the date: **Saturday, September 12th**, for the second annual **Art in the Garden Tour**. Many of you enjoyed this event last May and this year's tour promises to be just as splendid!

- Elaine Childs & Marty Blasche, Tour Co-chairs for Picacho Hills Gardeners



Golf Scramble IV Fields Fun Foursomes

Pat Anderson, Chairperson

During our fourth annual event on November 21, a fabulous field of sub-par golfers braved the brisk weather to win honors and support a good cause. Tom Byres and Ede Burge received "Closest to the Pin" awards and Sam DeArment and Penley Leonard were the "Longest Drivers." Look for pictures of some of the two dozen participants, soon to be posted at www.picachohills.org.

We would like to thank our sponsors: Able Sign Company, Homeowners Pat Anderson, Ed & Ruth Benjamins, Larson E. Whipsnade, Gary Geyer, Gary & Karen Huggins, Lynn & Nancy Ellins, JJ & Phyllis Judd, Robin & Bill Klein and Kathy & Terry Kryway, Realtor Laurie Beougher of ReMax Classic, Gerald Carson long-term care insurance, Realtor Howard Dukes of Coldwell Banker deWetter Hovious, Lou Sisbarro of Sisbarro Dealerships, Attorney Michael Stout, William Jacobs of White Sands Federal Credit Union and Gregg Martin of the Farmers Insurance Group.

We are looking forward to our fifth annual scramble this fall. Hope to see you all there, as we really have a super good time.



Hasta Luego

Sylvia Bizzell, Membership Chairperson

I'd like to thank our Board members for their support as I near the end of my term. As Membership Chair, I was asked to increase membership within our community. I also had two other goals I wanted to accomplish during my 2 year term: develop our PHPOA Newsletter on a website and organize an art event recognizing artists in our community. I was able to do this with the support of many talented people and I thank them all!

Our website is now up and running and I hope it continues to grow and improve. With the invaluable help of Nancy Fuller, we now have past PHPOA newsletters archived for you as well as community resources and contacts. All of our Community neighborhoods are listed as well. Art in the Garden was a project close to my heart since so many of my friends are artists. With the support of the Picacho Gardeners and PHCC we were able to accomplish this in May. It was so successful we are doing it again in September!

We understand that membership in PHPOA is voluntary. Our membership now stands at 433, which represents a little over half of our community. We appreciate your support. The Board will continue to work on behalf of all neighborhoods in our community, many of which do not have representation in homeowner associations.

See you around the neighborhood!

Thank you for watching your speed along **Barcelona Ridge Road**. Many residents use this increasingly busy street to run, bike, or walk their dogs. The bike lane that the county provided is very narrow and there is no sidewalk



Concerning the Covenants

Franklin McKay, Director, Covenants, Safety and Security

There are many questions from Picacho Hills residents about what's in the covenants for each subdivision. I wish I could address all of those concerns in every newsletter, but that is impossible. Please consult your subdivision's document to learn the specifics.

Recent questions I have received concern the burning of landscape material. If you have a "burning desire" you must obtain a burn permit issued by Doña Ana County. The permit is for yard waste only. At no time shall trash, rubbish or any other paper products be burned. Open burning shall not be conducted within 50 feet of any structure or other combustible material. Conditions that could cause the fire to spread to within 50 feet of a structure should be eliminated beforehand.

A garden hose connected to a water supply or approved fire-extinguishing equipment should be readily available for use at open-burning sites. Burning material should be constantly attended by a person knowledgeable in the use of the fire-extinguishing equipment required and familiar with the permit limitations. Supervise the burning material until the fire has been extinguished. Wind direction must be such that the smoke will generally be carried away from public roads and areas of human habitation.

A representative of the Fire Department or Fire and Emergency Services Office may require that open burning be immediately discontinued if smoke emissions are offensive to occupants of surrounding properties or constitute a hazardous condition.

If you see any violations of this policy, please call the Doña Ana County Fire and Emergency Services at (575)647-7921.



Community Improvements

John Kutney, Director, Community Improvement/Roads/ETZ

Our community collected over 1,200 pounds of trash during the Trek for Trash fall cleanup last October. Special thanks to Southwest Disposal for donating a dumpster, and also to all the individuals who participated.

The County has proposed installing a traffic light at the intersection of Route 70 and Picacho Hills Drive in late spring, subject to changes in budget and priorities.

JOIN THE PICACHO HILLS "ADOPT-A-ROAD" GANG!

Please help us by volunteering to clean up an area near you. Spring and fall cleanups don't keep Picacho Hills tidy for the entire year, especially during periods of sustained winds. Careless littering and construction debris take their toll. Consider talking to contractors about their methods for disposing site trash. To volunteer, call Rebecca McNair at 526-9369.

**Picacho Hills Property Owners Association
Treasurer's Report for Calendar Year 2008
Budget Projection for Calendar Year 2009**

Budget Items	2008		2009
	01/01 Budget	12/31 Actuals	01/01 Budget
A Balance at Start of Year	22286	22286	10587
Revenues:			
Membership Dues	18250	12277	16500
Annual Dinner	2150	1826	1600
Golf Scramble	2500	2929	3000
Other	150	5257	2000
B Total Revenue	23050	22289	23100
C Cash Balance (A + B)	45336	44575	33687
Expenses:			
Committees			
Community Improvement	10000	1539	4000
Directories	3000	734	1000
Hospitality	650	304	400
Membership	300	133	200
Newsletters	1200	1193	1300
Utilities	14000	18879	16250
Functions			
Art in the Garden	-	-	200
Annual Meeting	2650	2109	2100
Donations	1200	700	1200
Electricity	600	496	550
Golf Scramble	8485	7451	4263
Website Operations	500	279	400
Miscellaneous	950	171	250
D Total Expenses	43535	33988	32113
Reserve Balance (C - D)	1801	10587	1574

Respectfully submitted,
Larry Goforth, Treasurer

Please see the accompanying notes on the facing page for supporting information.

PHPOA 2008/2009 Budget Accounting Notes

1. The PHPOA bank balance at the start of 2009 is significantly less than that of 2008 primarily due to a far lesser number of paid memberships received during the preceding quarter.
2. Revenue from the annual Golf Scramble is listed separately from other fundraisers in order to ensure that its proceeds are used for specific purposes. In 2008, most of the proceeds from the previous three years subsidized beautification projects around the PHCC maintenance facility. The current proceeds are listed as a function expense available for future allocation.
3. While the PHPOA achieved its goal of moderating the water and sewer rates proposed by the Picacho Hills Utility Company, this effort resulted in legal fees far surpassing expectations. The resulting overrun of the Utilities Committee budget was partially offset by other budget under runs.

YOUR BOARD OF DIRECTORS 2008/2009

President	Dave Zeemont	523-0913	Until 2010	Directors	Bruce Coryell	541-0876	Until 2010
Vice President	Sylvia Bizzell	524-9273	2009		John Kutney	525-8470	2010
Secretary	Anna Leuenberger	525-1052	2010		Franklin McKay	527-4750	2010
Treasurer	Larry Goforth	527-1707	2009		Rebecca McNair	526-9369	2009

HOSPITALITY REPRESENTATIVES

Did you know these folks hand deliver 850 Picacho Hills Newsletters three times each year?

<u>Street or Area</u>	<u>Representative(s)</u>	<u>Street or Area</u>	<u>Representative(s)</u>
Alhambra Court	Ellen Martin	Pueblo Gardens	Polly Dias
Barcelona Ridge Area	Sharron Stepro, Sylvia Bizzell	Pueblo Vista	Marlys Kleppe
	Cindy Oheim, Eva Jane	Ranchos de Picacho	Nancy Fuller
	Cheyre, Revae Swenson	Spanish Ridge	Terry Bates, John Illis
Bright View Road	Julie Mueller	Tuscany Dr.	Clare Kapner
Butterfield Ridge	Suki Duran	Via Campestre	Julia PorterRebecca
Calle Vista Bella & Barcelona Ridge Rd to 6995.	Elaine Childs	McNair	Joan Sheehan
Camino Blanco 6704 - 6756	Jan Hall	Via Emma	Mary Mulvihill,
6740 - 6848	Doris Walker		Carla Clark
6894 - 7146	Diane Nelson	Via Norte 1130 - 1413	Mary Ellen McKay
Camino Nuevo Mejico	Renee Smith, Ruth Olmick	1415 - 1600	Jean Windels
City Lights	Sandra Weber	1601 - end	Marilyn Hansen
Cordova Circle.	Pat Anderson	Via Rubi, Via Turquesa & Via Diamante	Phyllis Taylor
Coronado Ridge	Jan Severson, Kathy Mayer, Carrie Gaddy, Hilde Lee, Judy Miller, Joyce Gautheraut, Patricia Felhauer, Ronnie Wright, Laura Smart	Villa Chiquita	Barbara Moon
	Carole Coryell, Julie Mueller	Vista del Reino	Marilyn Hansen
Desert Blossom & Deer Ridge Court		Vista de Oro	Becky Fuller
Fairway 18	Pat Bigard	Vista del Cerro 1305 - 1412	Lynn Black
Renoir, Morisat, Matisse		1432 - 1590	Marion Mills
Baudin, Sisley, Bazille	Joyce Langenbahn	1595 - 1676	Rebecca McNair
Fairway Village 1300 - 1399	Pat Retig	Vista del Monte	Mary Ann Waddell
1400 - 1499	Janet McIntyre	Vista del Valle	Frances Stevens
1500 - end	Robin Cohen	Vista Hermosa	Sue Brown, Denise Marta
Las Casitas	Rosemary Chaffee, Sandy Miles		Elaine Jeveli,
Murano Estates	Lu Bucci		Victoria Tann, Alice Cerola

PICACHO HILLS PROPERTY OWNERS' ASSOCIATION
MEMBERSHIP APPLICATION

Send to: Treasurer, Picacho Hills Property Owners' Association, P.O. Box 51, Fairacres, NM 88033

Annual dues are \$55 per year for homeowners and \$35 for lot owners
Please make your check payable to PHPOA

_____ Renewal _____ New Member Date: _____

Member Name: _____
(last) (first)

Spouse/Other: _____
(last, if different) (first)

Picacho Hills Address: _____ Subdivision _____

Phone: _____ Email address _____

Mailing Address (if different) _____

(city) (state) (ZIP)



PHPOA
P.O Box 51
Fairacres, NM 88033



*Picacho Hills Country Club and
Picacho Hills Property Owners Association
invites New Residents for the year 2008 to a*

Newcomers Social

*Get acquainted with other residents and learn more
about your neighborhood, community and Country Club*

**Sunday, February 15th • 5 – 7 • Appetizers, Wine & Cash Bar
at the Picacho Hills Country Club**

*** Good Neighbors Create Good Neighborhoods ***



PHPOA 25th Annual Membership Meeting

**Tuesday, March 10th at the Picacho Hills Country Club
5:30 Cash Bar • 6:15 Dinner • 7:30 Meeting**

*The agenda includes election of new members to the Board of Directors, review of
Board activities and discussion of the recent utility rate case.*

*PHPOA members of record will receive a ballot and dinner reservation form in the mail
by the end of February. Reservations and a prepayment are required for those
planning to dine with us and seating will be limited to 100. The meal costs \$20 per
person for an entrée featuring either tarragon chicken or balsamic beef tips. Members
unable to make it for dinner are encouraged to attend the meeting.*

*Not a member yet? Consider joining and helping the PHPOA to fund its many
activities which benefit our neighborhood. Details are at www.picachohills.org
contact Sylvia Bizzell at sbizzell2@msn.com.*

Join Us!

The Board would like to recognize the following Picacho Hills residents for their efforts in maintaining their neighborhoods

Kelly Dickson - Coronado Ridge

Kelly is the Drainage Chair for the Coronado Ridge Neighborhood Association (CRNA), and is almost single-handedly responsible for the design and implementation of the improvements in Coronado Ridge. These include the construction of a small dam on the east side, the placement of tubes to carry water into the pond, and the construction of a concrete overflow spillway onto Barcelona Ridge Rd. In addition, he has stopped the silt build-up at the corner of Anthem Rd. and Barcelona Ridge Rd. by properly channeling the water into the pond at the corner and by cleaning out the flume channel on Anthem Rd. He did much of the earth movement work himself with his own equipment. His work will undoubtedly be beneficial to down-stream neighborhoods.

Cliff Terry - Barcelona Ridge

Cliff is a professional engineer, but it has been his ability as a gadfly and his perseverance with county officials which brought about the original county studies after the floods of 2005, and later their actually passing legislation in regard to the responsibility of developers in implementing drainage plans and standards to their developments (alas, it comes too late to really benefit Picacho Hills).

Larry and Patricia Felhauer - Coronado Ridge

The Felhauer's property extends down to Barcelona Ridge Rd., from Regency Ct., and they personally paid a substantial amount of money for the drainage improvements (fill and rocking) along Barcelona Ridge Rd., west of Anthem Rd.

To submit names of residents for future consideration, please e-mail phpoa1@yahoo.com

DIRECTORY UPDATES

NEW TO THE DIRECTORY

Burn	Keith & Luan	235-9977	6620 Vista de Oro	kggila@aol.com
Dyer	Bruce & Janna	525-9206	8144 Constitution	bruce.dyer@comcast.net
Faubion	Robert & Kathy	649-5598	1632 Via Rubi	kdfaubion@gmail.com
Heller	Phillip & Valerie	(970)485-0750	6765 Via Campestre	Valerie.heller@comcast.net
Jones	Robert & Barbara	526-9894	6875 Via Emma	gusandus1@msn.com
McCormick	Dexter & Patty	(317)439-9454	8045 Constitution	Pattymc54@aol.com
Pacheco	Steve & Maria	640-8148	6770 Cordova Circle	maria@rgile.com
Thurman	Barbara Jo	647-4414	8163 Constitution	barbarajots@gmail.com

CHANGES

Carr	Pat & Sharron	Change phone number 525-0595
Corriveau	John & Sandra	Change address 1218 Idyll Ct.
Duncan	George	Change EMAIL: gduncan4@msn.com
Enriquez	Jimmy	Change phone number 649-2214 Add EMAIL: jimmyenriquez@aol.com
Gruessing	Anthony	Change EMAIL: gruessing4@comcast.net
Marangoni	Jill	Add EMAIL: jillam44@hotmail.com
Nelson	Diane	Change EMAIL: teeoff18@comcast.net
Reed	Bruce & Karen	Add phone number" 644-5493
Scroggins	Ray & Vi	Change address: 1324 Matisse Court P.O. Box 1437 Fairacres, NM 88003
Vasy Wimbush	Richard Barbara	Change Address: 1224 Goldeneye (575) 647-4322 EMAIL: bgwim@msn.com (402) 390-6681

A new PHPOA Directory will be printed in April, 2009

Please check your entry for accuracy. Advise us of any corrections: brucory@aim.com