



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

# NEWSLETTER

Volume 28 No. 2

**OCTOBER, 2012**

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## **Howard Dukes**

President, Picacho Hills Property Owners Association

October 1

### ***Invasion of the Weeds***

*Several of you have commented on the weeds at the entrance to Picacho Hills at the stop light. The PHPOA board has addressed this issue by having a landscaping company remove the weeds, trim the trees and spray the area. The board has identified 4 areas that lead into Picacho Hills as areas that we will be maintaining in the future. These areas are: the entrance to Picacho Hills; the junction of Barcelona Ridge Road and Picacho Hills Drive; the area of black lava rock on the north side of Picacho Hills Drive on either side of Calle Vista Bella; and the west side of Picacho Hills Drive opposite Las Casitas. We plan to begin an aggressive program beginning in January of pre-emergent spraying and weeding. We will continue to remove the weeds and spray for the remainder of the year. Unfortunately, this is a very expensive project, so we strongly encourage residents to send in their PHPOA membership application and dues. See the accompanying article below.*

*On another note, through August 10<sup>th</sup>:*

<i>Year</i>	<i># of Homes Sold</i>	<i>Average Sold Price</i>	<i>Average Days on Market</i>
2011	16	\$335,215	151
2012	20	\$348,591	220

*So homes are taking longer to sell but for a higher price.*

## **New Orange 2012/2013 Membership ID Cards Now Available**

Larry Goforth, Merchant Discount Program Committee Member

The Fall season has arrived and so has our PHPOA Fall incentive for non-members of record. By joining after September 30, any Picacho Hills resident not already a 2012 member will receive complimentary 2012 membership, as well as a full 2013 membership. For our members of record, renewing membership early for 2013 relieves the problem of

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# Report of the Utilities and Litigation Committee

Dave Zeemont, Committee Member

Recently, the Las Cruces Sun-News reported on the **proposed** sale of Picacho Hills Utility Company, by its Receiver, to the Dona Ana Mutual Domestic Water Consumers Association, a large (over 4000 water connections) mutual association not regulated by the New Mexico Public Regulation Commission. This is to be a sale of the assets of the Utility only, presumably including the company's main asset of water rights of 2260 acre feet per year (1 acre foot is approximately 325,851 gallons), along with its Sewage Treatment Plant. I have provided an Internet link to that article below, along with several other links that I think you will find informative. The Sun-News had previously reported on the offering for sale of the Utility to the City of Las Cruces - Utilities Division, and their reluctance to come to a decision.

The proposed sale still has a number of levels of approval before it can be enacted. These include:

- Approval by the Commissioners of the NMPRC. This would be the easiest to obtain, since it is the PRC that has been pressuring the Receiver to sell the utility.
- Approval by the District Court. This is the authority that approved and appointed the Receiver, so one would think that their approval would be readily obtained. However, there is still litigation going on amongst the family members of the PHUC's principal owner, and the Judge may opt to wait for a settlement of those issues before approving a sale. According to information I have received, a motion has been filed to approve the sale, but no hearing date has yet been set.
- Approval by the Membership of Dona Ana Mutual. By their own admission, the Board of the Association had not announced their intent to acquire PHUC to its members. There may be some resistance to the plan to extend service through acquisition, as there also appears to be substantial resistance to construction of their own sewage treatment plant.
- Approval by the owner (not the Receiver) of PHUC. Under the terms of the partial settlement of the current district court case, the owner has agreed to allow the utility to be sold, but that seems to be subject to change.

The primary question in all of this is, how will it affect our rates? DAMDWCA is primarily a water utility, although they seem to have the ability to operate a wastewater (sewer) utility. There appear to be plans to construct a waste treatment plant of their own for several years now, which has met with some resistance from its own membership, as well as from the county. It would certainly be possible for Dona Ana Mutual to pump sewage to the PHUC Sewage Treatment Plant, which is currently under utilized. To accomplish this, however, they would have to complete the effluent pipeline to the Rio Grande, as the current system of spraying the treated effluent onto the golf course is pretty much at capacity. Moreover, sewage could only be brought in from west of the Rio Grande, as regulations forbid the transport of raw sewage under the river.

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# Report of the Utilities and Litigation Committee

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So, here are some water rate comparisons:

Current Phase I PHUC water rates	Phase II projected rates (following capital improvements) Approved for PHUC	Current DAMDWCA Rates
<u>Monthly Water Usage - 7,243 gallons</u>		
\$18.42	\$23.30	\$34.58
<u>Monthly Water Usage - 17,556 gallons</u>		
\$34.84	\$42.99	\$70.41

As you can see, Dona Ana Mutual rates are quite a bit higher, and by their own rules and regulations, they can only charge one set of rates to members. It may turn out that by absorbing PHUC customers, their rates may come down.

All of this may be a matter of conjecture only. On August 31, 2012, the owner/agent of Picacho Hills Utility Co. (**not the Receiver**), filed a Quitclaim Deed with the Dona Ana County Clerk's Office selling 1876 acre feet of water rights **and** two of its wells (one of which is active) to a third party (not the DAMDWCA). The amount of the consideration was not available, but rest assured, this will be one of the issues when the Third District Court holds its next hearing on this matter.

### Web Page Link addresses

LC Sun-News article

[http://www.lcsun-news.com/ci\\_21437757/picacho-hills-utility-buyout-inches-closer-do-241?IADID=Search-www.lcsun-news.com-www.lcsun-news.com](http://www.lcsun-news.com/ci_21437757/picacho-hills-utility-buyout-inches-closer-do-241?IADID=Search-www.lcsun-news.com-www.lcsun-news.com)

Dona Ana Mutual announcement

[http://extras.mnginteractive.com/live/media/site557/2012/0824/20120824\\_112\\_116\\_081912\\_Press\\_release.pdf](http://extras.mnginteractive.com/live/media/site557/2012/0824/20120824_112_116_081912_Press_release.pdf)

Dona Ana Mutual Users Handbook (rates are on Page 6)

<http://www.dawater.org/Forms/forms/new%20customers%20handbook%202012.pdf>

Dona Ana Mutual Home Page

<http://www.dawater.org>



## Directory Updates

### Welcome to New Residents:

Boucher	Larry	408-786-8397	6700 Pueblo Vista; phillip.l.boucher@gmail.com
Bush	Christopher & Jennifer		6600 Butterfield Ridge Road
Evans	Dennis & Karen		7038 Calle Estancias
Fetzer	Glenn & Tamaría		1615 Vista del Cerro
Ford	Mary Anne	312- 451-7221	6704 Camino Blanco; email: mford90882@aol.com
Gabaldon	Jorge		6912 Camino Nuevo Mejico
McDaniel	Daniel & Susan		1120 Pueblo Gardens Court
Norvell	Gail	644-7701	1682 Calle de Valezquez
Ponteri	Raymond		1200 City Lights Place
Esker-Ponteri	Josette		
Trujillo	Lionel & Kay	520-834-6491	6530 Vista de Oro; email: katpaints@aol.com; Kay 520-834-6493
Weaver	Robert & Pamela		1530 Fairway Village Drive
Wood	Sarah &	644-0167	1316 Estancia Real Place; mail: 150 Red Fawn, Southold, NY 11971
Scott	James	631-765-5260	srwood@optonline.net; jamesscott052@comcast.net

### Changes:

Bauer	Egon & Mary	change email: bauer036@gmail.com
Cestaro	Pat & Cathy	change address: 6992 Camino Blanco
Chaffin	Lon & Susan	add email: schaffin1120@gmail.com
Lagow	Bob & Sandy	add email: mummywind@gmail.com; phones (B) 970-420-4530 (S) 970-420-4531
Lawitz	Jim & Kathy	add phone: Kathy 642-2648, change email: jlawitz@gmail.com
Mitchard	Guy & Melanie	change phone: 525-6725; add email: mmwmitchard@gmail.com
Obermeier	Charles & Carla	change email: cobermeier@msn.com
Robinson	James	change email: jrobins3@hotmail.com; add email: jrobins@nmsu.edu
Searcy	Dallas	add: 7034 Calle Estancias; 525-4695: dallass@q.com
Steer	Steven & Peggy	add: 1475 Vista del Valle; nmpeggyjo@comcast.net; 652-4221 & 505-385-6076
Stuart	Don & Bobbie	change email: 27bonniedog@gmail.com
Terry	Cliff & Alice	add email: aterryartist@aol.com
Williams	Gary & Judy	add phones: Gary 639-1005, Judy 642-7072; email: judy38584@aol.co,
Wright	Dave & Ronnie	change email: gr8soap@gmail.com

### Remove:



Batteast, Robert	Clark, Edward & Carla	Garey, Bob & Ann	Griswold, Carol
Miller, Wright & Billie	Mitchell, Dr. Dave & Gen	Morton, Ray & Nikki	Olson, Erik & Veronica
Walker, Bill			

## JUST A GREEN REMINDER

Did you know you can have your PHPOA Newsletter delivered via email? We print and distribute 3 editions per year, each of which involves a printing of 800 newsletters costing about \$200 per run. The newsletters are then divided into sections for our network of volunteers to distribute to those not signed up to receive a copy by email. While we do have fun drinking coffee, eating sweet rolls and catching up on what's new in the neighborhood, in this world of advanced technology, a few strokes on the keyboard will save us \$\$\$, trees and a few pounds. To add your name to the "Go Green" list, send your request to [phpoanews@aol.com](mailto:phpoanews@aol.com) or call Hazel. How easy is that?

Hazel Coelho 523-0004  
Neighborhood Representatives/Newsletter and Directory Delivery Chair

## Board of Directors

Position	Name	Phone	Term Expires	Email Address
President	Howard Dukes	525-8631	2014	<a href="mailto:hoddu@comcast.net">hoddu@comcast.net</a>
Vice President	Kay Trujillo	520-834-6493	2013	<a href="mailto:katpaints@ad.com">katpaints@ad.com</a>
Secretary	Nancy Simmons	480-277-5258	2013	<a href="mailto:npsimmons@msn.com">npsimmons@msn.com</a>
Treasurer	Forrest Beeson	949-433-9470	2014	<a href="mailto:fmbeeson@gmail.com">fmbeeson@gmail.com</a>
Directors	Hazel Coelho	523-0004	2014	<a href="mailto:hazelcoelho@hotmail.com">hazelcoelho@hotmail.com</a>
	Don Kotowski	556-9663	2014	<a href="mailto:donaldkotowski@hotmail.com">donaldkotowski@hotmail.com</a>
	Open			
	Open			
	Open			

Standing Committees	Committee Chair	Members
Annual Meeting	Kay Trujillo	Nancy Simmons
Community Improvement/Roads/ ETZ/Landscaping	Howard Dukes	Don Kotowski, Forrest Beeson
Covenants/Safety/Security	Don Kotowski	Nancy Simmons
Directory	Kay Trujillo	Nancy Fuller, Bob Oheim
Membership/Social Functions	Kay Trujillo	Nancy Simmons, Howard Dukes
Merchant Discount Program	Nancy Simmons	Larry Goforth
Neighborhood Representatives/ Newsletter & Directory Delivery	Hazel Coelho	Linda Gill, Anna Leuenberger, Kay Trujillo
Newsletter	Nancy Simmons	Larry Goforth, Dave Zeemont
Nominating	Kay Trujillo	Howard Dukes, Hazel Coelho
Utilities and Litigation	Forrest Beeson	Don Kotowski, Dave Zeemont, Paul Gradwohl
Website Coordination	Forrest Beeson	Nancy Simmons, Larry Goforth

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### Our Latest New Board Member – Welcome!

I am Kay Trujillo, and my husband Lionel and I moved here from Tucson last July. We have a son Christopher, a daughter Kenda, and a grandson Keylan. We are "empty nesters" living with our family of cats and dogs, and they keep us entertained on a daily basis. I love to garden, weave baskets, and paint. I am the new Vice President, taking Ray Morton's position. The Mortons recently sold their home and moved out of state. I am also Chair of the Nominating Committee, and we welcome anyone interested in serving on the board. I was active in my POA in Arizona, and have the same goal of increasing membership in our POA in Picacho Hills.

### A Call For Help

A glance at the above Board of Directors listing shows three vacant positions which need to be filled by civic minded members in order for the board to effectively maintain the quality of our community. Please contact any board member to volunteer for helping our association achieve its goals.

## **PHPOA Discount Merchants, Fall 2012**

### **AAMCO Transmissions**

1885 W. Picacho Avenue • 526-4564

Several free shop services

(Visit [picachohills.org/assets/pdf/AAMCO-Free-Services.pdf](http://picachohills.org/assets/pdf/AAMCO-Free-Services.pdf) for details)

### **A Dayley Grooming**

904 Piñon Street, 652-4593

10% discount off all grooming services

### **Carpet Care Plus**

5500 Mirasol Drive • 649-5036

10% discount off carpet or tile cleaning

### **Doggie Dude Ranch & Cat Farm**

1428 Burke Road • 647-4471

10% discount off total pet boarding bill

### **Enchanted Gardens**

270 Avenida de Mesilla, 524-1886

10% discount off all purchases

(except consignment items)

### **German and Japanese Auto**

505 N. Valley Drive • 525-2325

10% discount off an oil change

(includes labor & materials)

### **HBN Designs**

7042 Calle Estancias • 524-1022

10% discount off handcrafted jewelry

(also at Saturday Farmers Market)

### **MDC Computers**

2001 E. Lohman Avenue, #115 • 522-7600

12% discount off all labor rates

(excludes hardware sales)

### **Paisano Café \***

3701 Calle de Mercado • 524-0211

10% off all food and non-alcoholic beverages

### **Ruiz Tires**

2417 W. Picacho Avenue • 647-4709

10% discount off an oil change, tire rotation, balancing or repair

### **A Cut Above Barber Shop**

1338 Picacho Hills Drive, Suite B • 635-0248

10% discount off any barber services

(Tuesdays & Thursdays by appointment)

### **Aire Serv Heating and Air conditioning**

924 W. Picacho Avenue • 524-8653

\$25 off a heating/cooling system tune up

(if not already on their maintenance plan)

### **Desert Jewels**

1228 Academy Court • 523-0004

10% discount off all merchandise

### **Dublin's Street Pub\***

1745 E. University Avenue, 522-0932

10% discount off all food and non-alcoholic beverage

### **Finish Line, Audio/Video/Tinting**

821 E. Amador Avenue • 527-5596

10% discount off car window tint regular price

### **Guacamole's Restaurant\***

3995 W. Picacho Avenue • 525-9115

10% discount off all food & beverages

### **Johnston's True Value Hardware**

1002 W. Picacho Avenue • 524-3586

10% discount off most purchases

(except non-discountable items)

### **Mesilla Valley RV Storage**

5350 W. Picacho Avenue • 520-8761

15% discount off RV & box storage rates for three months (new business only)

### **Pancake Alley Diner\***

2146 W. Picacho Avenue, 647-4836

15% discount off all food and non-alcoholic beverage

### **Ump 88 Irish Grill\***

1338 Picacho Hills Drive • 647-1455

10% discount off all food & beverages

\* Please figure your gratuity on the original bill

## **New Orange 2012/2013 Membership ID Cards Now Available**

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remembering to renew after the first of the year. If your membership status is uncertain, you may consult the up-to-date 2012 member list by clicking on the Members link on our website. The important thing is that, with your new orange ID card, you'll be able to begin recouping the cost of your membership in less than a year. The current list of 20 merchants participating in our Merchant Discount Program is shown on Page 6, and can easily be torn out for ongoing reference. Also, an added feature for this newsletter is the enclosed self-addressed envelope for your membership application (back page) and your dues check, which can either be mailed or dropped into the PHPOA box near the Picacho Hills Country Club office. To expedite receipt of your new ID card(s), you may also enclose a self-addressed-stamped-envelope.

### **Why PHPOA Membership is a Great Investment**

Forrest Beeson, Treasurer

If you haven't yet joined our Picacho Hills Property Owners Association, now is the time to do so. My wife, Robin Day Glenn, our three cats (Lola, Zack and Zoe) and I moved here from California in July. In our previous community, membership was mandatory and the dues were \$205.20 per month. Those funds paid for road and landscaping maintenance, safety, review of property improvements and issues that could impact the neighborhood. Here in Picacho Hills, for only \$55.00 *per year* (\$35.00 for lot-only owners) you get most of the same benefits! In addition, your board members will intervene when utility rate changes are proposed, facilitate landscape projects and donate funds to help support our local Volunteer Fire Department. Now here's the best part. Your membership card will enable you to participate in our Merchant Discount Program. You can save money on auto and home maintenance, restaurants and much more (see Page 6). Because PHPOA dues are voluntary, many property owners choose not to participate. For me, this is hard to understand because Picacho Hills is such a great place in which to live. As membership grows, our community can only get better and better. So, why not reward yourself and join today?

### **Got Junk or Trash?**

Howard Dukes, President

The PHPOA has arranged for two dumpsters to be delivered Friday, November 2<sup>nd</sup>, and picked up Tuesday, November 6<sup>th</sup>, for our convenience and general use, compliments of the South Central Solid Waste Authority. They will be located at the corner of Via Norte and Vista Hermosa and the corner of Picacho Hills Drive and Fairway Village Drive. Please feel free to fill these dumpsters with your yard trash, construction trash and general things you no longer want. Please, no food waste.

### **Merchant Recruiters Needed**

Nancy Simmons, Merchant Discount Program Committee Chair

If you are interested in helping to build our participating merchant roster, please contact me for information on how to proceed.

**PICACHO HILLS PROPERTY OWNERS ASSOCIATION  
MEMBERSHIP APPLICATION AND DIRECTORY INFORMATION**

Send to: Treasurer, PHPOA, P.O. Box 51, Fairacres, NM 88033  
Annual dues are \$55 for homeowners and \$35 for lot owners, payable to PHPOA

\_\_\_\_\_ Renewal      \_\_\_\_\_ New Member      Date: \_\_\_\_\_

**PLEASE LIST AS YOU WANT IT TO APPEAR IN THE PHPOA DIRECTORY**  
(specify whether any information should be unlisted)

Member Name: \_\_\_\_\_  
(last) (first)

Spouse/Other: \_\_\_\_\_  
(last, if different) (first)

Picacho Hills Address: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Email address(es): \_\_\_\_\_  
\_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

\_\_\_\_\_  
(City) (State) (ZIP Code)

The PHPOA was chartered on June 12, 1984 for the purpose of representing the owners of Picacho Hills property in matters affecting the community as a whole: upgrading and maintaining our roads, intervening in utility rate changes, conducting beautification projects, addressing safety and security concerns, reviewing Doña Ana County ETZ, new sub-division and master plan proposals, changes and variances and any other subjects that may impact our neighborhood environment and property values. We also publish a directory of homeowners which is distributed every year in April. We thank you for your time and support.



PHPOA  
P.O Box 51  
Fairacres, NM 88033

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