



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

NEWSLETTER

Volume 29, No. 2
October 2013

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Where is the Water ??

INSIDE THIS ISSUE:

Intro	1
More Water News	2
Events	3
Additional News	4
Merchant Discount	5
Neighborhood Info	6
Directory Updates	7
Membership Form	8

Dona Ana Mutual is currently in the closing process of purchasing Picacho Hills Utility Co. They have communicated to the board that once the purchase is complete, they will be doing renovations and upgrading the current water meters.

On September 18th at the Picacho Hills Country Club, the PHPOA hosted a town meeting with Dona Ana Mutual to provide an opportunity for all homeowners to register for service. Dona Ana Mutual representatives were available to answer questions.

This past year, under the supervision of Chris Leyva, committee chair of landscaping, we contracted with a new landscaping company to upgrade the entrance to Picacho Hills. Also during this past year, Bruce Jay and his team have made significant improvements to our website, www.picachohills.org.

This year the PHPOA has done some great work in improving our community, and I look forward to the things we can do together in the year to come. It has been a pleasure to serve and work on the board with some great individuals. I have been very pleased with the work we have been able to complete for this neighborhood, and I have enjoyed the opportunity to get to know many residents. I am dedicated to making a smooth transition from Picacho Hills Utility Co. to our new water company, Dona Ana Mutual Domestic Water Consumers Association.

Thank you all for allowing me to serve as your PHPOA President.

Kay Trujillo

Special points of interest:

- Dona Ana Mutual Water Transition
- Upcoming Events – See Page 3
- Updated Merchant Discount

Making a Smooth Transition to Dona Ana Mutual Water – Kay Trujillo, President

Ideally, everyone here in Picacho Hills will be able to make a smooth transition to our new water provider. Residents need to understand that each household must sign up with Dona Ana Mutual to receive service: information and records will not automatically transfer from Picacho Hills Utility. While Dona Ana Mutual will install a new meter for each residence, the application for water service and billing information must be provided by each homeowner.

In short, here are the options available to all homeowners for registering with Dona Ana Mutual:

- 1) Come to Picacho Hills Country Club on October 30, 2013, at 5:30pm, for another chance to conveniently sign up in person.
- 2) Register online:
<http://www.dawater.org/Forms/forms/Combined%20Water%20Service%20Application.pdf>
- 3) Register in person at the Dona Ana Mutual office at 5535 Ledesma Drive
<http://www.dawater.org/Location.htm>

Please take the time to complete your registration and keep your water running.

The Price of Water – Forrest Beeson, Treasurer

Many of you have expressed concerns over the new water rates. These concerns are valid, especially for those of you on a fixed income. However, all of us should understand that we are not alone in facing escalating water costs. Not only are water rates across our nation climbing higher than most other utility rates, they're climbing much faster than consumer prices in general. Over the past 12 years, as consumer prices climbed 33%, natural gas went up 50%, electricity 43%, heating oil 168% and water 75%. Some cities like Atlanta and San Francisco have seen water rates soar well over 200%! Rate increases are driven by several cost factors. Expensive repairs or upgrades are needed for aging systems like ours. The cost of supplies used to supply and treat water is expensive. Compliance with governmental mandated clean water requirements causes prices to increase. Employment costs are rising (i.e. wages, health care and training.) And, we live in a desert that is in the midst of an exceptional drought. That means drilling new wells ever deeper. While we may be unhappy about the new rates, we should be grateful that we will have a provider that is willing and able to keep our water flowing. Our new provider, Dona Ana Mutual Domestic Water Consumers Association, has the desire, expertise, and resources to supply our homes with an ample supply of clean water. They will repair our neglected water and sewer systems and properly maintain them. The rate increase will be a hardship for some, and all of us will need to adjust our budgets. Coping with change is never easy. But, we will work our way through this, and I believe that our community will be better off in the long run.

Toss no Mas – Saturday October 19, 2013

The PHPOA has arranged for two dumpsters to be delivered, courtesy of South Central Solid Waste Authority, for community use:

- empty lot by Fairway Village entrance
- corner of Via Norte and Vista Hermosa

They will be available Friday 10/18 (8am) through Monday 10/21 (9am) for disposal of everything **EXCEPT** liquids and hazardous waste materials. If you have questions, please contact Nancy Simmons by email (npsimmons@msn.com) or phone ([480-277-5258](tel:480-277-5258)).

*Let's
keep it
clean !!*

Art in the Garden – May 18, 2014

The Art in the Garden Tour here in Picacho Hills will be held on May 18, 2014. If you would like to be a volunteer for this event, please contact Jan Harrison at 541-9284.

Drop-in Meeting for Picacho Hills Residents with Dona Ana Mutual Water Utility

Location: Picacho Hills Country Club

When: Wednesday, October 30, 2013

Time: 5:30 – 7:00 pm

To facilitate a smooth transition to Dona Ana Mutual as our new water utility, Picacho Hills residents are invited to:

- 1) Register their residence with DA Mutual and complete water usage agreements
- 2) Receive a DA Mutual handbook
- 3) Talk with DA Mutual representatives

Picacho Hills Country Club “Trunk or Treat” – Thursday, Oct. 31, 2013

Something special is lined up for this Halloween. This year, Picacho Hills Country Club will be hosting our first “Trunk or Treat.” Trunk-or-treating—also known as Halloween tailgating—solves our unique conundrum in which some homes participate and some do not, which makes the simple act of ringing doorbells require some physical fortitude. This will be family-friendly entertainment and will provide a safer environment for younger children.

The Country Club wishes to host all the neighborhood families and trick or treaters at its parking lot. On Halloween night, October 31, 2013, the club asks anyone wanting to participate to bring their vehicle, and join neighbors in handing out candy in the parking lot.

We ask everyone to be at the club, ready to go by 6:00 p.m. Then we will shut the gates and allow walkers and trick or treaters. The event will end at 8:00 p.m.

See you all then !

PHPOA Dues for 2014 – Forrest Beeson, Treasurer

Fall has arrived, and now is the time to send in your annual membership fee for the 2014 calendar year. Please remember to submit your check and membership form (back page of newsletter) before December 31, 2013.

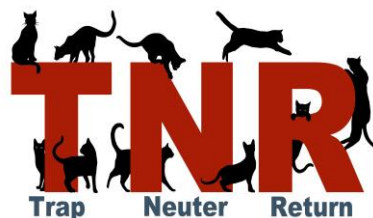
Website Update – Bruce Jay

As we stated in the previous newsletter, “The website supports the mission of the PHPOA by providing timely information regarding matters affecting the community and provides updates and status reports on current issues.” For the past several months, we have provided current information on the progress of the takeover of the water supply by Dona Ana Mutual, and we will continue to be a source of information for this and other issues affecting our members.

There are many other reasons for visiting the website. For example, our Merchant Discount Program is continuously changing, and the website is the one place where you can be assured of getting the latest merchant listing. Schedules for upcoming events are posted on the site, and there are numerous other listings providing useful information.

What is TNR, and Why?

Since 1989, our animal shelter has euthanized over 100,000 cats at taxpayer expense. Last year approximately 3,754 cats were killed. At an extremely conservative estimate of \$112 a cat, over \$400,000 in taxpayer dollars was spent to kill cats in 2012. There is a better way... The Trap-Neuter-Return practice is successfully used in many communities across the U.S. to stabilize and reduce free-roaming feline populations. A successful TNR program consists of trapping feral cats, having them surgically sterilized, vaccinated for rabies, and tipping the left ear (removing the endpoint) to identify that cat as having been sterilized and vaccinated. The cat is released back in the area where it was trapped. All tame adult cats and any young kittens, ideally, are taken into foster care and adopted into homes. Any sick or injured cats are humanely euthanized. For over 20 years, our community has been trying to “kill” our way out of the feline overpopulation problem, with no favorable success. Isn’t it time to try a different, more humane, approach--one that has a proven track record of success? It is time for TNR in Dona Ana County! For more information, please contact: **Sharron Magrun 505-793-5261**



Merchant Discount Program

The program was launched in September 2010 by Henry Broekhoff (with assistance from former PHPOA board members Dave Zeemont, Larry Goforth and John Schwebke).

By January 2013, the program had grown to include 24 merchants. As of this newsletter printing, we now have 34 businesses offering discounts and benefits to members of the PHPOA! While we cannot specifically "endorse" any of these merchants, we feel that they all bring value and service to our community. Suggestions for new merchants are always welcome, as we want the program to continue to grow. As chairperson for this program, please feel free to contact me, Nancy Simmons, about other merchants who may be interested in joining the program. There is no cost to them - they just need to offer a benefit/discount to our members.

Membership in the PHPOA (see notice from the Treasurer, Forrest Beeson) will be changing to an annual basis next year. Annual dues will remain at \$55 for homeowners and \$35 for landowners. Your current orange 2012-2013 card will be honored through the end of 2013, and the new card will be teal blue for 2014. Renewals and new memberships will begin in October (see application on the back of the newsletter) and must be completed and paid by December 31, 2013.

If you have any questions, please contact Forrest or Nancy Simmons - Secretary and Chairperson of the Discount Program (cell #480-277-5258 or npsimmons@msn.com).

GO GREEN !!!!

The full text of this newsletter is available on our website www.picachohills.org and members can receive an email copy in place of paper. We save paper, and we lower our printing expenses so we can serve the neighborhood in more tangible ways. You can add your name to the email list by contacting Hazel Coelho at 523-0004 / hazelcoelho@hotmail.com

Helpful Neighborhood Info

In early September I found a huge rattlesnake in my yard. Fortunately, animal control came to the rescue. The number to call is 526-0795. Then press 6 to reach dispatch. - Mary Hayhoe

DAC codes: Article IX, Section 250-78, subsection O, reads as follows:

“Garage, yard sales or similar uses are limited to three sales in a one-year period at a single address, and each sale shall be limited to three consecutive days.”

DAC Animal Control Ordinance, Article 6, Section 6-10. Animal waste. It is unlawful to permit an animal to defecate on public or private property other than the property of the owner of the animal unless such animal waste is immediately removed and properly disposed of by the person having custody of the animal.

Board of Directors

This past summer Don Kotowski resigned from the board, and we are looking for a replacement. Please contact Kay Trujillo at 649-2280 if you are interested.

Landscaping Update - Chris Leyva

Weeds have been an ongoing problem for everyone. We have struggled to keep all the weeds at the entrance to Picacho Hills and the "Y" under control. Because of the excessive winds and rain, we have had the weeds pulled by hand and have also had a couple of sprayings to eradicate them.

We have had several complaints about private residences. Please remember that many areas in Picacho Hills have their own Homeowner’s Association which should address problems in your neighborhood. If you see poorly kept yards on homes for sale, call the listing realtor if it is in your neighborhood. We want to keep our Picacho Hills area looking perfect to uphold our property values.

Picacho Hills Real Estate Statistics

March 28, 2013 through October 1, 2013

provided by Laurie Beougher, RE/MAX Classic Realtor & Picacho Hills Resident

Description	#	Avg List Price	Avg Sold Price	Avg Days on Market
Active Listings	43	\$ 381,612	---	211
Under Contract	5	\$ 404,560	---	222
Sold and Closed	23	\$ 313,813	\$ 297,035	127

Welcome to New Residents:

Becker&Shannon	Steve & Carol	406-570-8412	1548 Fairway Village Drive; c123shannon@hotmail.com
De La Vega	Rene & Andrea	526-7969	6825 Bright View Road; andrea.swhs@comcast.net
Dovin	Jim & Sharon	525-7422	1227 Regency Court; sharon.dovin@gmail.com
Phillipson	Bob & Kathy	323-3604	1200 Vista del Monte; B: edradour05@gmail.com & 703-627-8612 K: edradour2@gmail.com & 571-212-3318
Romney	Sarah & Kristen	640-8343	10034 Cantabria Court; sallyromney@comcast.net; cell 556-9588
Rubino	Paul		6608 Vista Hermosa

Changes:

Anderson	Craig & Dorothy		add emails: craig.anders@gmail.com & dtbrava_11@yahoo.com
BassfordBrian &	Amy		change email: bwb33@comcast.net
Blackmon	David & Lydia		add email: dblackmon6652@yahoo.com
Blaise	Marcus & Tanya		add email: tanyavblais@yahoo.com
Boulware	Terry & Sondra		change email to: flyinrn2000@yahoo.com
Chiffoleau	Gwenael & Anne		change phone: 635-1503; add: gwenael76@gmail.com , annie.buchholz@gmail.com
Crooks	Allen & Elizabeth		add email: janie.crooks@hotmail.com
Dash&Rawlyk	Howard&Lilly		correct phone: 541-4438
Davis	Paul		add email: shannabeaulieu@att.net
Donnelly	Brendan & Annalee		change first email: bad9@msn.com
Eaton	Rodney & Cossette		add email: rodney_eaton_@msn.com
Freter	Jack		add email: jfreter@us.ibm.com
Froman	Joe		add email: xfro@yahoo.com
Hendrick	Richard & Carol		add email: rmhendrick@yahoo.com
Henderson	Michael & Pamela		add: tmichaelhenderson@yahoo.com ; pamelev@aol.com ; M: 202-0593
Hiegel	William		add email: williamh@customingot.com
Ignacek	Jim & Carol		change phones: J: 652-2660, C: 652-2768
Jacobs	William & Andrea		add email: wjacobs@wsfcu.org
Jay	Bruce & Rosie		change home phone: 649-3594; email: rbjay44@gmail.com
Knapp	Ken & Diana		change email: napken3@gmail.com
Martin	Bob & Ellen		add email: rmartin99@q.com
Marvin	Mark & Lori		add email: mdm.tmg@comcast.net
McKissick	Roger & Linda		add email: mckissicr@msn.com
McMullan	Robert & Carla		add email: carla@metalcraftco.com
Ortiz	Delbert & Barbara		add email: dortiz@dacc.nmsu.edu
Ostendorf	Ronald & Virginia		add email: rco@reagan.com
Papen	John & Marcy		add email: john.a.papen@wellsfargo.com
Payne	Bob & Lana		add for Bob phone: 979-277-5677 & email: bobp20@hotmail.com
Pruett	David		add email: dpruett@zianet.com
Pruett	Jack & Elizabeth		change email: libbypruett@hotmail.com
Resch	Robert & Sandra		add email: samsandiresch@q.com
Scott&Johnson	Sherryl&Jacqueline		add email: jackielcsj@gmail.com
Small	Martin		add email: martin.j.small@comcast.net
Tomlinson	Wayne		add email: wayne_tomlinson@msn.com
Watkins Tom &	Kiersten		add email: kierstenwatkins@gmail.com
Wischmann	Dee		change phone: 652-2232, add email: ddwisch@yahoo.com
Wood	Philip & Nellie		add email: kityhk@comcast.net
Wright	Gary & Sharon		change email: gwrg7@yahoo.com
Younker Edward			add email: elyounger@hotmail.com

Remove:

Ahrenholtz, Steve & Donna	Dukes, Howard & Rebecca	Mueller, David & Patricia Muller, Hans & Renatta
Riley, Nancy		

PICACHO HILLS PROPERTY OWNERS ASSOCIATION
MEMBERSHIP and DIRECTORY FORM

Send to: Treasurer, PHPOA
PO Box 51
Fairacres, NM 88033

Annual dues (payable to PHPOA)
\$55.00 per year homeowners
\$35.00 per year lot owners

Renewal New Member

Date:

Picacho Hills Address:

Local phone:

Mailing Address (if different):

mailing address, continued

(city)

(state)

(ZIP code)

(phone)

Member 1

Member 2

Name

Print in directory?

Print in directory?

Email(s) Y N Y N

Other Phone(s) Y N Y N

Would you like to receive your newsletters (3 issues) by email (Go Green)? delivered to your door?

Other Information or Instructions

The entry in the directory will appear as submitted

rev. 12/12

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

Three horizontal lines for additional information or signature.