



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

NEWSLETTER

Volume 31, No. 3
Fall, 2016

Serving your community since 1984 • Visit us at www.picachohillspoa.com

President's Message – Forrest Beeson

It's More Than a Country Club

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Picacho Hills Country Club was established in 1979. The developers wanted to create one of New Mexico's finest golf courses, surrounded by picturesque custom-built homes. The Picacho Hills Development was designed as a harmonious country club community. It still is one today.

Our home sits on the 18th fairway and we greatly enjoy the view every day. My wife and I visit the Clubhouse three or four times a week. We see our friends, make new friends, and take advantage of the wide range of activities that the Club has to offer. The Club is a major extension of our home and it *is* the center of the universe for us and our neighbors.

Having been a social member of the Club for four years, I'm dumbfounded as to why more of our neighbors are not members. Are you one of them? Did you know that the club offers yoga and jazzercise? How about a massage? Or a game of bridge? And there's tennis. Not to mention pickleball. My wife enjoys the water aerobics and she has joined Word Wizards, a new group of people who share their love of writing. Besides all of this, the Club offers one of the best restaurants in town.

Beyond the amenities offered at the Clubhouse, there's also the landscaping of the course. Many people envy a golf course view. Who doesn't like to look at park-like surroundings? But there's a steep cost to maintain that view.

The last community we lived in had "green belts" between the rows of houses. They were beautifully maintained and enjoyable to look at, but were off limits to everyone except our cats. We had a clubhouse with a pool, basketball courts and not much else. Our HOA dues were \$205 per month. Most of that money went toward landscaping maintenance.

The Club incurs similar costs to maintain the appearance of the golf course. By becoming a social member of the Club, you will be entitled to use all of the amenities except golf, which you can upgrade to at any time. It really is a terrific value! In addition, you are helping to pay the cost of maintaining the landscaping that is an integral part of our community and our home values.

We are a country club community. If you are a member of the Club, thank you for contributing toward the cost of maintaining the appearance of our neighborhood. If you are not already a member, please consider becoming one. I hope to see you soon at the Club.

Neighborhood Watch: Reporting Suspicious Activity – Bruce Jay

In the last newsletter we described steps that you can take to minimize the likelihood of becoming a crime victim. Observing and reporting suspicious activity is a major focus of the Neighborhood Watch program. In this article, we provide some tips on observation and reporting of suspicious activities, and define what constitutes "suspicious activities."

The first question is "What is a suspicious activity?" The simple answer is "anything that does not look quite right or looks out of place to you." It may involve people, vehicles, conditions, or events, such as:

- A stranger loitering or a vehicle frequently seen cruising in the neighborhood
- Someone looking into windows or cars
- Someone tampering with utility boxes but not showing company identification on either his vehicle or person
- Multiple persons who seem to be working together without an obvious purpose
- Open or broken doors or windows at an unoccupied residence or a closed business
- People soliciting at odd hours or without company identification
- Signs of forced entry or tampering with security systems
- Doors or windows left open
- Lights on in homes that are not occupied
- High traffic going in and out of a home
- Strange odors emanating from homes or cars

If you see any of the above, call the Doña Ana County Sheriff's Office at **575 526-0795**. When you call the Sheriff's Office, it is helpful to have as much information as possible about the "suspicious activity" that you are reporting. This may include the following:

- The nature of the activity and the physical setting: location, time of day, day of the week
- The number of people involved and their description: height, weight, ethnicity, gender, type and color of clothing, hats, etc.
- Type of vehicle involved: make, color, and license number
- Address of the home involved
- Anything else that you notice, even if you do not think it is important

When do we call 911? The basic ground rule for calling 911 is "When life is in danger." This may include:

- Medical emergency
- Motor vehicle accident
- Fire
- Crime in progress

**911 calls go directly to the
Mesilla Valley Regional Dispatch
Authority (MVRDA).**



Block Captains – Bruce Jay

Since our last newsletter, several people have volunteered to be Neighborhood Watch Block Captains. We are very grateful for their response and appreciate their sense of community well-being and their work to establish their respective blocks. In spite of this, there are still several areas which remain uncovered. If you have not been contacted by a Block Captain, then your neighborhood is probably not participating. If you are considering becoming a block captain for your neighborhood and would like more information, then please contact us either through the PHPOA website (www.picachohillspoa.com) or by email to phpoanews@gmail.com.

New DASO Plan for Picacho Hills – Bruce Jay

At a recent Block Captains meeting, representatives from the Doña Ana County Sheriff's Office (DASO) advised us of a new program to provide more intense community coverage. This program is designed to support the public safety needs of individual communities by assigning officers to neighborhoods which they know geographically, as well as have familiarity with that locale's issues and concerns. Picacho Hills is a good example of the sort of "captured" community with common concerns for public safety.

Initially, officers will patrol the community in a saturation mode, sometimes on foot or on bicycle to develop a better understanding of the "goings on" and the people of the community. They will knock on doors if they see something out of place, e.g. an open garage door, and leave a note on the door if there is no one home. Also the new traffic division will be involved in the community saturation program.

The goal is to have community policing with officers trained and working in the same community. Apparently this was done in the past, and the Sheriff wants to revive the program. To better understand the public safety issues of the community, town meetings will be held in each community where individual residents will be able to voice concerns and discuss them directly with the Sheriff. The PHPOA will sponsor a town meeting within the next few months. Check our website (www.picachohillspoa.com) for the date.



Water Company Update – Jim Hayhoe

The time for orange barrels is here! DAMDWCA, our water company, has launched several water system improvement projects in Picacho Hills, as follows:

1. A contract for two new water tanks has been awarded, which anticipates a 250+ day construction cycle;
2. The 12" piping to connect our existing water system to the new water tanks is underway on Anthem Road;
3. A 10" pipe connecting Well #15 to Well #16A will soon be installed along the south side of Barcelona Ridge Road;
4. Consideration is being given to retaining a cut-down portion of the old water tank capable of holding up to 100,000 gallons of water as a boost buffering reservoir; and,
5. A new water line will be laid at the entrance to Picacho Hills at Highway 70 in the not too distant future.

Jennifer Horton, Executive Director of DAMDWCA provided more detail on all of these projects at a PHPOA-sponsored public meeting at Picacho Hills Country Club at 6 PM on Sep 1st. The status of each of the aforementioned projects was updated and other topics discussed, with questions taken from the audience.

Wastewater treatment facility upgrades are also underway. There is no firm schedule yet as to when the treated output will resume flow to the golf course.

In early April, a DAMDWCA rate review was conducted by an outside expert and presented to the DAMDWCA Board. After three public meetings, the Board approved the new water and sewer rates as presented, agreeing to review rates annually before implementing each annual increase suggested by the plan. As per the Board Minutes of June 2, 2016, the rate changes went into effect on August 1.

The Board continues to actively discuss upcoming fencing projects. At a recent DAMDWCA Board meeting, well-attended by residents of Fairway Village, the Board decided not to award a proposed contract for fencing around the sewer plant and maintenance building that was opposed by residents. An alternative, lower profile approach is under consideration by the Board. In the context of the PHPOA's conceptual Master Landscaping Plan, the PHPOA landscaping committee continues to discuss options for the fence around Well #15. Proposals include new landscaping and/or reduction in the area enclosed. Several HOA's have weighed in on this discussion. Their input is highly appreciated.

Pressure Regulating Valves – Jim Hayhoe

The DAMDWCA advises that planned upgrades to our community water system within the next six months can result in significantly higher water pressure in Picacho Hills homes. Anyone who has ever experienced a residential flood knows the damage that such flooding can do. The Pressure Regulator Valve is a simple, low-cost safety device that can prevent thousands of dollars of damage to your

building and furnishings, as well as months of inconvenience and logistical headaches while repairs are underway. DAMDWCA recommends that all Picacho Hills residents purchase and install regulator valves for their homes to prevent gradual, undetected increases in water pressure which can cause leaks and possible catastrophic flooding.

Last month I bought a regulator from Ferguson Plumbing on Wyatt for \$145 and had it installed on the house side of my water meter by a local plumber for \$150. He adjusted it to a pressure level with which we are comfortable. We no longer have any problems with watering system blowouts or tap pressure changes. DAMDWCA has located a plumbing supply firm in Albuquerque that will charge less than \$100 for each regulator if we purchase them in bulk. In addition, we believe that the cost of installation can be significantly reduced if we arrange for multiple installations.

As a service to PHPOA Members, we are collecting names of members who would like to join with their neighbors who are members to purchase these regulators and installation services. If sufficient interest is shown, the PHPOA will coordinate a bulk purchase. If you are interested, please send an email to Jim Hayhoe (jimhayhoe3@msn.com). We will keep you advised via the PHPOA website.

Reprinted article from the Fall 2013 newsletter

The Price of Water – Forrest Beeson

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 over 200%! Rate increases are driven by several cost factors. Expensive repairs or upgrades are needed for aging water systems like ours. The cost of supplies used to supply and treat water is expensive. There is compliance with government mandated clean water requirements. Employment costs are rising; i.e. wages, health care and training. And, we live in a desert that is in the midst of drought. That means drilling new wells ever deeper. While we may be unhappy about the new rates, we should be grateful that we have a provider that is willing and able to keep our water flowing. 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 system and properly maintain it. The rate increase may 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.

Fire and Emergency Response – Jim Hayhoe

The PHPOA Board is working to improve fire and emergency response times to Picacho Hills. A Mutual Aid Agreement with the Town of Mesilla is awaiting the Town's approval. An Automatic Backup Plan has been drafted, and revised Mesilla Valley Regional Dispatch Authority (MVRDA) protocols are under review. The Plan and MVRDA protocols will probably not be approved until a new County Fire Marshall is on board.

We continue discussions with Billy Garrett, our County Commissioner, and Chuck McMahon of the County Managers Office, emphasizing the growth projections here in Picacho Hills /Picacho Mountain and the likelihood that fire and EMS response will become even more critical in the future.

We recently arranged for the County's Fire Prevention Trailer, which includes interactive kitchen and bedroom displays, to spend a day in the Picacho Hills Country Club parking lot for viewing by local residents. It was attended by approximately 40 people, all of whom had positive comments. We expect to invite the Trailer back next year, possibly timed with the Club's sports camp, to bring fire prevention awareness to the attention of up to 100 young adults. A display from the Sheriff's office may also be included.

As we move into Fall, keep in mind the following County rules for garden and yard cleanup:

OPEN BURNING OF VEGETATIVE MATERIAL

"Vegetative material" means "plant material, including: Grass, grass clippings, leaves, conifer needles, bushes, shrubs, trees, and clippings from bushes, shrubs and trees, resulting from maintenance of yards or other private or public lands; and wood waste, clean lumber, wood and wood products, including tree stumps (whole or chipped), trees, tree limbs (whole or chipped), bark, sawdust, chips, scraps, slabs, millings, and shavings, which have not been painted, pigment-stained, or treated with compounds containing chromium, copper, arsenic, pentachlorophenol, or creosote."

RULES TO FOLLOW DURING COMMENCEMENT OF OPEN BURNS:

1. Prior to commencement of open burning, Mesilla Valley Regional Dispatch Authority (Central Dispatch) shall be notified. (575) 526-0795
2. Burning shall be conducted at least three hundred feet from any occupied dwelling, workplace, or place where people congregate, which is on property owned by, or under possessory control of, another person.
3. Burning shall begin no earlier than one hour after sunrise, and shall be extinguished no later than one hour before sunset.
4. Burning shall be attended at all times.



Landscape Committee Report – Pam Sherry



The PHPOA Landscape Committee has been busy interviewing landscape designers and architects to help develop a Master Landscape Plan for the main arterial streets of the development. The Plan will allow us to plan, coordinate, and construct a cohesive and professional landscape design.

The Plan will focus on main arterial streets. These include:

1. both sides of Picacho Hills Drive from Fairway Village Drive to the Triangle Area,
2. the south side of Barcelona Ridge to Spanish Point Road,
3. the south side of Barcelona Ridge from Spanish Point Road to Tuscany.
4. the triangle area of Picacho Hills Drive and the west side of Picacho Hills Drive, from the triangle area to Via Norte,
5. the intersection of Picacho Hills Drive and Fairway Village Drive, including both sides of Fairway Village Drive as well as the area directly in front of the security fencing along Picacho Hills Drive,
6. the Picacho Hills Country Club signs at Picacho Hills Drive and Via Norte,
7. the mailbox areas that are not already landscaped,
8. the areas along cart paths that intersect Via Norte,
9. certain areas along Via Norte, and
10. the area adjacent to the PHCC tennis courts along Renoir Drive.

The landscaping will be exclusively xeriscape with a native plant palette and will rely on passive water harvesting.

Bringing the Plan to fruition will require substantial funding, far beyond the money available in the PHPOA budget. Once we have completed a draft of the Plan, we will meet with residents, developers, local realtors, representatives of Doña Ana County, Picacho Hills Country Club, and DAMDWCA, and other interested parties for their input and to raise money to pay for the improvements. Depending on the success of our fundraising efforts and sufficient community support, we think it likely that we can complete the actual landscaping work over a five-year time frame, one area at a time. This multi-year project will significantly improve the look of the Picacho Hills residential area, the value of all our properties, and our enjoyment of living in this community.

Joining the PHPOA would be a great start toward showing your support for this plan. Please urge your friends who are not yet members to do the same. We need everyone's support in order to undertake this major project!

New Website for PHPOA – Bruce Jay

Earlier this year we embarked on a makeover of the PHPOA website (picachohillspoa.com) with our provider, Digital Solutions. We did this for several reasons, such as appearance, ease of use, better viewing from hand-held devices, and improved visitor activity monitoring. The website is always a work in progress, and the makeover will provide a better platform for timely updates and future features and improvements.



We went "live" in July with a few hiccups, which have been worked out. The new website offers several advantages over the previous design:

- **Navigation:** The headers appear in every screen, so you do not have to scroll up to select a different page, and folks viewing the site with hand-held devices will find that pages will fit their screen. Access to news articles and history is much easier than previously.
- **Appearance:** The overall look is more appealing. It features photos from and around Picacho Hills in the header, and we are urging members to provide photos for the front page and for our Photo Section.
- **Performance:** Statistical reporting is more comprehensive and timely, enabling us to have a better understanding of the way the site is being used and the frequency of visits.
- **Feedback:** Any comments made using the "Contact Us" feature are immediately forwarded to the PHPOA email address.
- **Archives:** Newsletter Archives remain, and we have added access to covenants and related documents.
- **Calendar:** Easy to access and read.

We encourage your feedback, and you can tell us what you think by clicking on the "Contact Us" pull-down at the top of the webpage. The website is the bulletin board for events and issues relevant to our community, so check it frequently for announcements.

Fall Clean-up – Jan Walser

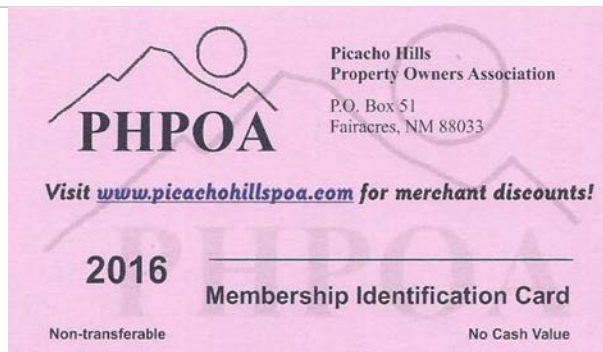
Be sure to mark your calendars for our Fall neighborhood cleanup. **South Central Solid Waste Authority (SCSWA)** will be providing Picacho Hills with two complimentary dumpsters for the area residents to dispose of items that are too large for the regular trash pickup. The dumpsters will be dropped off on **Friday, October 14** and will be picked up on **Monday, October 16**. A dumpster will be located at Picacho Hills Drive on the right side of the entrance to Fairway Village. Please use caution at this site, due to the ongoing construction traffic of Dona Ana Water work crews. The other location will be at the corner of Via Norte and Vista Hermosa. **PLEASE, NO FOOD OR HAZARDOUS WASTE.**

Our thanks to SCSWA for providing us this opportunity to discard large, unwanted items.

Merchants Discount Program

Everyone likes to save a few dollars whenever possible. As result, the Merchant Discount program continues to be one of the major benefits of PHPOA membership. The number of participating merchants has more than doubled over the last couple of years and currently totals 74. The list is quite varied and includes restaurants, home services, retailers, automotive, tech support, and many others.

We are constantly adding new merchants, so if you frequent a business that you would recommend and like to add, please contact the PHPOA at phpoanews@gmail.com and we will contact them. Our newest Merchant Partner is **Pancake Alley** on W. Picacho Ave. Eat and enjoy, but don't forget to show your card for the discount!



The merchants listed on our website are willing to extend discount benefits to persons who produce their valid current PHPOA ID Card. This list will be updated as more merchants are added or any changes are made. Once you're listed on the Members page of this website for the current year, your Membership Identification Card(s) will be created. If you haven't already supplied a self-addressed-stamped-envelope with your membership application and dues, please contact us through our website to learn how best to receive your card(s).

This program is intended to function for the mutual benefit of both the participating merchants, who hope for increased patronage, and PHPOA, which provides a tangible membership incentive. However, beyond listing each of these merchants and their discount offerings, PHPOA should not be regarded as endorsing any particular merchant within its competitive line of business.

PHPOA Board of Directors Openings

By our next annual meeting in March of 2017, several board members will be completing their term of service, and we will be voting on new members. By becoming a member of the PHPOA Board of Directors you will have a great opportunity to contribute to your community. If you have an interest, please contact Sharon Jones, Nominating Committee Chair, at 575-202-0240 or via email at ms.sharjones@gmail.com.

Welcoming New Residents – Janice Walser

The PHPOA wishes to welcome all new residents to the Picacho Hills community. When a new neighbor moves in next door or on your street, nothing is more welcoming than a friendly visit. I would ask you to contact me when a new neighbor has moved into our community. I will welcome them to the neighborhood by delivering a welcome bag, which contains valuable information about the Picacho Hills area and Las Cruces. In addition, Garry Cramer of PHCC provides a day pass to Picacho Hills Country Club.

Please contact me with your new neighbor's name and a contact number, phone or email. I will follow up with a personal call to set a date for my welcome visit. My contact number is: cell (630) 432-1894 or email janicewalser@gmail.com. Thank you for assisting me in welcoming our new neighbors!

Picacho Hills Real Estate Statistics

Description	No. Homes	Avg. List Price	Avg. Days on Market
Active Listings	45	\$403,037	128
Under Agreement	7	\$331,307	45
Sold	11	\$320,080	67

For the period May 27, 2016 through September 9, 2016.

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

PHPOA Board of Directors

Office	Name	Term Expires	Telephone	Email
President	Forrest Beeson	2018	575 652-4939	fmbeeson@gmail.com
Vice President	Bruce Jay	2017	575 649-3594	rbjay44@gmail.com
Secretary	Margie Herberger	2018	575 634-7236	mppherbe@me.com
Treasurer	Sharon Jones	2017	575 202-0240	ms.sharonjones@gmail.com
Director	Jan Walser	2018	630 432-1894	janicewalser@gmail.com
Director	RobinDay Glenn	2017	575-652-4939	robindayglenn@gmail.com
Director	Jim Hayhoe	2017	575 524-9399	jimhayhoe3@msn.com
Director	Pam Sherry	2018	575 636-5803	pmlsherry@gmail.com
Director	---	---	---	---

Standing Committee Roster

Standing Committee	Committee Chair	Members
Annual Meeting	Forrest Beeson	Bruce Jay, RobinDay Glenn, Sharon Jones
Community Improvement Roads/ETZ & Landscaping	Pam Sherry	Forrest Beeson, Jim Hayhoe, Sheila Eilers
Covenants/Safety/Security	Bruce Jay	Jim Hayhoe, Forrest Beeson
Directory	RobinDay Glenn	Nancy Fuller, Bob Oheim, Margie Herberger
Membership/Social Functions	Jan Walser	Marilyn Leyva, Sharon Jones
Merchant Discount Program	---	Sharon Jones, Rosie Jay
Neighborhood Reps / Distribution	Jan Walser	Marilyn Leyva, Sue Dueland, RobinDay Glenn
Newsletter	Margie Herberger	Jim Hayhoe, RobinDay Glenn, Bruce Jay
Nominating	Sharon Jones	Lynn Black, Ede Burge
Website Coordination	Bruce Jay	Margie Herberger, Jim Hayhoe, RobinDay Glenn

Join Us

If you are a property owner in Picacho Hills, but not yet a member of the PHPOA, we invite you to join us. Ours is a voluntary membership and, for the small yearly dues of \$55, we offer great value. We publish a newsletter, print a Picacho Hills directory, provide welcome bags to new residents, sponsor the Merchant Discount Program for PHPOA members resulting in considerable savings from a wide array of local merchants, maintain a website, sponsor the Picacho Hills Neighborhood Watch Program, landscape and maintain public areas at the entry to Picacho and pursue projects beneficial to all residents. For example, two of our Directors are currently pursuing the possibility of getting the volunteer Fairacres Fire Department permanently staffed, or failing that, having the city of Mesilla be the first responders to the Picacho area in the event there are no volunteers on duty in Fairacres.

So there are a lot of good reasons to become a member of the PHPOA.

A membership form can be found on our website, picachohillspoa.com, or you can use the form below.

MEMBERSHIP and DIRECTORY FORM

Send to: Treasurer, PHPOA

Annual dues (payable to PHPOA)

PO Box 51

\$55.00 per year homeowners

Fairacres, NM 88033

\$35.00 per year lot owners

Renewal New Member

Date: _____

Picacho Hills Address: _____

Local (house) 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

Mailing Address (if different from above address): _____

(city)

(state)

(ZIP code)

(phone)

Other Information or Instructions _____

The entry in the directory will appear as submitted

rev. 11/14