



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

NEWSLETTER

Winter, 2021

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Landscaping Update - Paul Migliore

The PHPOA plays an important role in landscaping construction and maintenance for areas of the community not tended by individual homeowners' associations. In the Fall we refreshed the cobble and tidied up along the roadside at West Picacho Avenue; and we installed additional plants at the entry monument. We now turn to the north side of Picacho Hills Drive from Fairway Village Drive to Via Norte. There are some troubles with the irrigation system that will need to be repaired before the hot summer months. We will also proceed with clearing and grading the lava rock area, creating water diversion patterns, and planting drought-tolerant plants like those designated in the Master Landscaping Plan. It will be difficult, if not impossible, to develop an irrigation system in that area. So, it is important to use plants that require little or no watering after they are established, such as Texas Mountain Laurel, Texas Sage, Ocotillo, and Red Flowering Yucca. But even drought-tolerant plants need water occasionally and our challenge is to do so economically within the limits of our annual membership dues. The NMSU agricultural extension agent has been a great help in reviewing the plans and making suggestions for improvements. If all goes well with the plans for this Fall, we will turn our attention to the south side of Picacho Hills Drive this coming Spring. Your PHPOA membership is what allows us to pursue these community beautification efforts.

ANNUAL MEETING

The PHPOA Annual Meeting is tentatively scheduled as a video event for the middle of March. A firm date and time will be announced via Eblast.

Last week we had the opportunity to meet, both in person and on Zoom, with State Senator Steinborn, State Representative Small, and State Representative Luis Terrazas, who represents Picacho Hills, to update them on the arroyo drainage and public safety issues here in the Picacho Hills arroyos and to discuss further funding.

As you know from previous articles, we were able to obtain \$50,000 in last year's Legislature for Phase 1 of the project, though it was not made available until almost October. That \$50,000 has been awarded to Bohannon Huston Engineering here in Las Cruces to conduct the Preliminary Engineering Requirements Study (PERS), which is necessary for any large Capital Project. That PERS should be complete by June of this year. Dona Ana Mutual Water decided that all three arroyos should be included, which has stretched the funding across a wider area.

We discussed Phase 2 of the Arroyos Project which will be the formal design process. We have estimated to the Legislators that it would cost approximately \$100,000 and be completed by the end of 2021. Phase 3 would be the actual construction/repair activities.

Senator Steinborn was interested in what would be the total cost of the arroyos project, and we basically referred to the previous Dona Ana Water estimate of \$850,000 which was estimated for the Barcelona Ridge Arroyo alone. However, if our suggested design solution for the Barcelona Ridge Arroyo is accepted, it is probable that all three arroyos can be addressed for less than \$850,000.

Senator Steinborn also was also very inquisitive about cost sharing. We indicated five options:

1. We had preliminary input to both Congresswomen Torres-Small and Herrell prior to the election and feel that a Federal Appropriation is possible.
2. It was mentioned that previous discussions were held with a few of the HOAs here in Picacho Hills that are directly impacted by the 3 arroyos with the idea of obtaining contributions to be used specifically for these arroyo solutions.
3. Our neighbor, Picacho Hills Country Club, is directly impacted by all three arroyos and that I had briefed the new owners on issues and costs and cost sharing last year.
4. Our County Commissioner, Lynn Ellins, has been briefed on the project, and there is a potential for flood control funds.
5. Dona Ana Mutual Domestic, our water/sewer provider, has the arroyo projects high on their Capital Projects list as previously mentioned; and their Executive Director is excellent in obtaining Federal matching funds. All of these options will be explored during Phase 2.



Food Drive Follow Up

Congratulations to Anna Leuenberger, the winner of the PHPOA/PHCC “Guess the Weight” contest. For the two consecutive Fridays and Saturdays before Christmas our generous members donated 1,827 pounds of food for the benefit of the Roadrunner Food Bank. According to the Roadrunner website those donations will provide meals for 365 families of four. Admittedly, guessing correctly was quite a challenge, as indicated by the wide range of guesses from 500 pounds to 4,000 pounds. Anna’s successful guess



was 1950 pounds. We also received numerous cash contributions. The food bank tabulated the first batch but has not reported the result.

Paul Migliore counted the second batch, which amounted to \$1,460. Assuming the average donation of the second batch applies to the first batch suggests a total cash collection of \$2,500. That will allow the food bank to distribute 12,500 meals to help feed needy families. How amazing that a bit of generosity has such a profound effect.

Picacho Hills Real Estate Statistics – from Laurie Beougher, RE/MAX Classic Realtor

Description	No. Homes	Avg. List Price	Avg. Days on Market
Active Listings	14	\$522,014	90
Pending to Close	14	\$414,093	110
Sold	36	\$383,036	52

For the period September 1, 2020 through January 22, 2021

PHPOA Merchant Discount Program – Bill Hladky

Don’t forget to support over 50 local Las Cruces merchants who offer discounts to our member households. These are merchants who have been recommended by our members who have had a positive experience when they were in need of services in the Las Cruces area.

Board of Directors

Office	Name	Term Expires	Telephone	Email
President	Paul Migliore	2023	303-868-7005	paulmigliore@msn.com
Vice President	Dave Zeemont	2022	914-393-0282	mudjob@earthlink.net
Secretary	Sterilla Smith	2021	520-631-4720	Sterilla.smith@gmail.com
Treasurer	Mary Dohm	2022	815-263-7911	Mdohm77@gmail.com
Director	Lynn Zeemont	2023	575-523-0913	mudjob@aol.com
Director	Janis Paul	2023	915-373-0080	Jrobert12@comcast.net
Director	William Hladky	2021	603-236-1173	whladky@gmail.com
Director	Open	2021		
Director	Open	2022		

Standing Committee Roster

Standing Committee	Committee Chair	Members
Communications	Sterilla Smith	Bruce Jay, Lisette Migliore
Directory	Dave Zeemont	Paul Migliore
Event Planning	Unfilled	
Financial Review	Dave Zeemont	Mary Dohm
Infrastructure/Landscaping	Paul Migliore	Paul Maxwell – DAM DWCA Water
Marketing/Advertising	Janis Paul	Paul Migliore, Tamera Ahner (advisory role)
Membership	Lynn Zeemont	Hazel Coelho, Mary Jo Medford, Cheron Berastequi
Merchant Discount Program	Bill Hladky	

Welcome New Members – Lynn Zeemont

This year membership letters were sent to over a thousand residents of Picacho Hills. Our membership now stands at 325 households with 31 new members. We thank you for your support and look forward to accomplishing many of the items on our agenda for the greater good.

Due to the pandemic none of our volunteers were unable to visit and greet new residents to the area. I know all of us are looking forward to renewing the old form of “social distancing” with greeting people at their front door. As soon as the release order comes down, we will be out there again, so stay safe and see you soon.

Welcome New PHPOA Board and Committee Members



Bill Hladky - Darlene and I lived many years in New Hampshire and moved to Deming NM to escape the harsh winters of New England. After 13 years in Deming, we sought a more vibrant community closer to a larger city and moved to Picacho Hills. Having received my electronics training in the US Navy, I went on to service large main-frame computers as Eastern Regional Service Manager. After obtaining an MBA from Southern NH University, I served as director of HR for a renowned NH artisan chocolate company. Having taught graduate and undergraduate courses in VT, I currently teach online courses within the High School Equivalency program for Western NM University. My interest is helping young and older students see the value of an education and my off-hours hobby is repairing American antique clocks.



Mary Dohm - My husband Gerry and I moved from the southwest Chicago suburbs to Las Cruces in 2015. We share our home with a French bulldog named Beckham and a boxer named Harper. Prior to our move, we designed and built a state-of-the art pet boarding facility on our property in Illinois. I operated the 5-star rated business for 12 years. I raised and showed our dogs in AKC-sanctioned dog shows across the US for over 28 years. Pet boarding offered an opportunity to work with people and provide care for a variety of pet, which was a dream come true. Preceding the pet boarding business, I was office manager for an electrical contractor and a plumbing contractor in Illinois. I was a supervisor for the Blend Center at Union Oil of California's Chicago Refinery, as well as Quality Department Supervisor for California Medical Review in Ontario, CA. I am the current Treasurer of the GFWC Progress Cub of Las Cruces, I completed my 2nd year at the end of June 2020 and will continue for another 2 years, concluding my 4-year term. I am excited to be of service to the PHPOA and look forward to meeting everyone.



Sterilla Smith - Originally from Delaware, OH I have been married to Jim Creek (House, NM) for 35 years. We have one daughter, Sarah (Lieutenant Colonel, Ft. Bragg, NC) and 4 grandchildren. Sarah's husband is a Chaplain at Ft. Bragg. I graduated from Ohio Wesleyan in 1972 with a degree in Elementary Education and taught at several elementary schools in Ohio. In 1977 I received a commission in the US Army from which I retired in 2012 as a Colonel. I consider my best assignment to have been as Battalion Commander, Fort Huachuca, AZ. A small (200 Soldiers) training battalion (RC), I was responsible for sending mobilized and volunteer instructors to many locations in the US from 1999 to 2003. I also retired from Ft. Huachuca where I served as the civilian editor for the Military Intelligence Professional Bulletin.

Treasurer's Report – Mary Dohm

We were pleased to end 2020 with a surplus that will allow us to continue our landscaping program. Our 2021 projected budget expenses of \$23,176 reflect the Board's commitment to keep our primary expenditures to a minimum. It appears that the 2021 membership dues received thus far will adequately support those expenses.



*We are a dog loving community,
everyone seems to have one (or more)!!*

*They are great companions,
but they can't clean up after themselves.*

*Charley the Dog asks that you please help keep our community
beautiful by picking up your dog's waste and
disposing of it properly.*

Do you have an interest or area of expertise that would benefit our neighborhood? Do you like to help make community decisions? Do you want to be a part of something, help solve problems and make improvements, meet new people, keep up with the news of Picacho Hills and Doña Ana County?

You can join the Board, or you can join a committee. You can attend Board meetings (first Thursday of each month via Zoom), and you can be a part of our events. Please consider a role in the PHPOA.

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 minimal yearly dues of \$70, 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. There are many good reasons to become a member of the PHPOA.

You will find a downloadable membership form as an attachment with this newsletter. The form can also be found on our website at picachohillspoa.com.