



Newsletter *Spring 2022*

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Picacho Hills Candidate Primary Forum **—Paul Maxwell, Forum Facilitator**

As in the past the Picacho Hills Property Owners Association, in co-sponsorship with the Picacho Hills Country Club (PHCC), will hold an in-person forum of competitive local and regional political races important to the community of Picacho Hills. Whether we agree or not, most of these local races are decided at the primary level, especially in our heavily Democrat-oriented region. That means this will be the only time for most of us to judge who to vote for other than through whatever

ads, flyers, etc. the individual candidates provide or the news generates. Please put this on your calendar of events and join us for what should be a lively and informative event.

All candidates in competitive races for the offices of the U.S. House of Representatives (District 2), NM State Representative (District 39), County Commissioner (District 1), County Sheriff, and County Assessor have been invited and are expected to participate in the forum. All of these offices have more than one candidate for one or both parties running, making the primary a must win for most of them.

The event will take place on Tuesday, May 17th at the PHCC, 6861 Via Campestre, Las Cruces from 4:00 pm to 7:00 pm. It is open to residents of the Picacho Hills community.

Dr. Christa Slaton, NMSU Professor of Political Science, and Walt Rubel, former editor of the Las Cruces Sun News and Political Commentator, will act as moderators for the meeting. Candidates for the various offices will be given an opportunity to briefly introduce themselves followed by questions from the moderators and the audience. The format is designed to maximize the opportunity for interaction between the audience and the candidates.

As space is limited (the first 100) and seats are available on a first come, first serve basis, please arrive early to ensure you are able to participate in this important event.

The following candidates were invited to participate:

- U.S. House Of Representatives, District 2: Gabriel Vasquez (D) and Darshan Patel (D)
- State Representative, District 39: Karen Whitlock (D) and Rudolpho Martinez (D)
- County Commissioner, District 1: Lynn Ellins (D), Christopher Schaljo-Herandez (D), Emma Johnson Ortiz (D)
- County Sheriff: Kim Stewart (D), James Fietze (D), Bryon Hollister (R) and Omar Chavez (R))
- County Assessor: Daniel Sambrano (D), Eugenia Ortega (D) and Ruben Reyes (D)

The Great American Spring Clean Up April 9, 2022

Sponsored by PHPOA and Keep Las Cruces Beautiful.



Volunteers Needed: Please join in this annual community event. Enjoy a few hours outdoors! Get some exercise! Help keep your community looking beautiful! Meet at 9:00 a.m. in the upper parking lot of the Picacho Hills Country Club on Via Campestre!

Keep Las Cruces Beautiful will supply trash bags, gloves, safety vests, and pick-up tools. Consider bringing your own gloves if you prefer. If you would like to help finish-raking some of the PHPOA landscaped areas bring a sturdy rake with you (not a lawn rake.)

Dumpsters, **donated by Southwest Disposal**, will be located at the corner of Vista Hermosa and Via Norte, and on Renoir Drive behind the Picacho Hills Country Club tennis courts.

Habitat for Humanity will be accepting donations at the ReStore, 1675 S. Valley Drive. Residents may schedule pickups of large items by calling 575/525-0475.

For more information contact: Janis Paul, PHPOA (915)373-0080 or jrobert12@comcast.net.

Homeowner Association FAQs

—Paul Migliore, PHPOA President

The PHPOA often receives requests from Picacho Hills residents asking us to intervene in matters of neighborhood maintenance, such as view obstructions. Usually, these matters are governed by neighborhood homeowner association (HOA) covenants, controls, and restrictions (CC&Rs) included with each owner's title documents. If the neighborhood HOA is active, enforcement of these covenants is the role of the HOA Board of Directors. If the HOA is inactive, however, neighborhoods have little persuasive power to convince residents to abide by local restrictions. There are more than thirty neighborhoods in Picacho Hills, each with its own homeowners' association and covenants. However, most HOAs are inactive.

Covenant-controlled communities can be controversial. When covenants are understood and conscientiously enforced, communities live in harmony. But developers sometimes bend the rules to allow for exceptions to sell properties. Homeowners can be reluctant to serve on boards of directors or design review committees. Covenant violations, if allowed to stand, can become de-facto standards. The consequences of lack of enforcement may vary from unsightliness to discontent, to conflicts with neighbors, to diminished property values. Some covenant violations that neighbors have brought to the attention of the PHPOA are as follows: trees that obstruct views, solar panels extending far above roof lines, trash trailers parked in driveways, homes in disrepair or having overgrown weeds.

When asked to intervene, the PHPOA can appeal to the property owner to remedy the situation, but that does not ensure compliance. What can be done? Well, if you believe that a health, safety, or public-nuisance issue exists, please contact Doña Ana County Codes Enforcement, Central Dispatch at (575) 526-0795 to request that a compliance officer inspect the location. You may remain anonymous if you wish.

If your own HOA is inactive and you have concerns about your neighborhood, I urge you to investigate the process of re-activation. Recruit neighbors to help. Know that it will take time and that you may incur expenses for legal advice. But you will find that it is not an overbearing commitment, and you will regain control of your neighborhood. Here is some information you might find helpful. On behalf of our members, the PHPOA retained an attorney to evaluate the situation and to review the covenants of several HOAs. A summary of his findings follows:

- Individual homeowners may enforce their CC&Rs. Some documents expressly give this right while others are silent on the matter.

- Some CC&Rs establish a design review committee while others defer to the board of directors.
- Homeowners should carefully review their CC&Rs, along with any existing articles of incorporation and bylaws. The buyer's realtor or title company should have provided these documents. You may call the County Clerk for more information at (575) 647-7421.
- The homeowner's title policy should have the recording data for the officially governing CC&Rs.
- A formally established HOA should be listed on the New Mexico Secretary of State website. Bylaws may be more difficult to find.

Number of Homes and Lots in Picacho Hills								
	Subdivision	Homes	Lots	Inactive / Active HOA				
1	Alto Estates I	32	1	Inactive HOA		1		
2	Alto Estates 2	7	2	Inactive HOA		1		
3	Alto Estates 3	41	2	Active HOA				1
4	Barcelona Ridge Estates	73	7	Active HOA				1
5	Butterfield Ridge 1	15	2	Active HOA				1
6	Butterfield Ridge 2	44	9	Active HOA				1
7	Camino Blanco 1	29	0	Inactive HOA		1		
8	Camino Blanco 2	58	8	Inactive HOA		1		
9	Coronado Ridge	119	8	Active HOA				1
10	Fairway 18 Estates	27	6	Active HOA				1
11	Fairway 18 Townhomes	42	32	Inactive HOA		1		
12	Fairway Townhomes	7	1	Active HOA				1
13	Fairway 18 Villas	13	0	Inactive HOA		1		
14	Fairway Village	65	2	Active HOA				1
15	Las Casitas	40	0	Active HOA				1
16	Las Estancia de Picacho Mountain	30	45	Active HOA				1
17-A	Linda Vista Estates	29	9	Inactive HOA		1		
17-B	Quesenberry Estates	28	2	Inactive HOA		1		
18	Mansiones de Galicia	20	48	Inactive HOA		1		
19	Murano Estates	10	0	Active HOA				1
20-A	Las Estancia de Picacho Mountain II	11	17	Active HOA				1
20-B	*Picacho Mountain	6	57	Active HOA				1
21	Picacho Point	7	0	Inactive HOA		1		
22	Pueblo Gardens	18	1	Active HOA				1
23	Pueblo Vista	12	1	Active HOA				1
24	Ranchos de Picacho	37	5	Inactive HOA		1		
25	Spanish Ridge Estates	11	2	Inactive HOA		1		
26	The Adobes	0	7	Inactive HOA		1		
27	Tuscany Villas	18	0	Inactive HOA		1		
28	Via Emma	29	3	Inactive HOA		1		
29	Villa Buena Suerte	30	2	Inactive HOA		1		
30	Via Chiquita	25	0	Inactive HOA		1		
31	Vista de Oro	23	0	Inactive HOA		1		
32	Vista del Valle	26	0	Inactive HOA		1		
33	Vista Hermosa	29	1	Inactive HOA		1		
34	Willows at Picacho Mountain	26	54	Active HOA				1
35	Vista Del Monte	14	0	Inactive HOA				1
36	Denton Newby	3	0	Inactive HOA		1		
Total = 38		1054	334		Inactive	21	Active	17
*Includes Canyon Hills, Las Lomas, Montecito, Stonegate and Stoneridge								
<i>Not Included</i>								
Bonito Canyon, Las Montanas, Tres Vistas, Canyon Vistas, Los Encantos, Vista Encantada, Desert Oaks, Picacho Ridge, Vista Serena, Las Brisa, The Preserve								
*These are future developments planned for Picacho Mountain. No lots on record with the County Assessor.								

Information has been gathered from the County Assessor's website and Zillow.

Created 10-08-2017 by Forrest Beeson, Revised 10-10-2017, Revised 9-29-2019, Revised 10-16-2019, Revised 10-28-2019, Revised 1-12-2020

What Can the PHPOA Do for You?

—Margie Herberger

What is the difference between an HOA and the PHPOA? This question can be confusing to homeowners. A Homeowners' Association (HOA) is an organization of homeowners within a development with elected officers and a Board of Directors who oversee the properties' compliance with the Protective Covenants and Restrictions (PC&Rs) of the development. These organizations set budgets and require annual dues for services such as street paving, landscaping of common areas within the development, irrigation, electricity on signage, and other neighborhood expenses.

However, many neighborhood developments in Picacho Hills do not have an HOA that is active, so they have no Board to oversee compliance with PC&Rs. In that case, new builds might exceed height restrictions, walls may not be built to lot restrictions, landscaping may interfere with neighbors' sight lines, etc. For this reason, new buyers should make sure they know whether their home/property is part of an active or inactive HOA. It makes a difference.

That said, the Picacho Hills Property Owners' Association is not an HOA. It is a voluntary association open to residents of all developments in Picacho Hills. Its mission is to improve the quality of life in our community. In general terms:

- PHPOA helps provide a safe community by communicating with county and law enforcement officials on community problems and needs.
- PHPOA helps maintain an attractive community with two annual Clean Up days, landscaping maintenance in common areas along main roadways, and a Master Landscape Plan for those areas.
- PHPOA helps encourage a sense of belonging with social events and a Neighborhood Directory.

PHPOA has an elected Board that determines its budgetary allocations, based on the above principles. There is an Annual Meeting each year, where members meet to socialize and to address concerns and questions. PHPOA puts out a quarterly newsletter and emails to keep members informed of neighborhood initiatives. Membership costs only \$70/year, which can be easily recouped in savings through the members-only Merchant Discount program.

Visit our website at www.picachopoa.org for more information on PHPOA's initiatives.

Upcoming Events —Janis Paul

The Marketing and Advertising Committee continues to prepare advertisements to inform the residents of Picacho Hills of initiatives and events in our community. In March we had the Annual Meeting at Picacho Hills Country Club. We are planning to have several events throughout 2022 to include:

- The Great American Clean Up-April 9th
- Candidate Primary Forum-May 17th
 - Lunch & Learn-June TBD
 - Newcomers Social-July TBD
 - Lunch & Learn-August TBD
- Emergency Preparedness Fair-September 17th
 - Fall Clean Up-October 14-16th
- Candidate General Election Forum-October 25th
- Holiday Event and Holiday Food Drive-December TBD

We have launched our new website which offers an easy guide to activities and issues important to us all. As summer approaches we will be updating you on the ongoing Master Landscape Project. We continue to collaborate with ***Picacho Hills Living*** magazine to provide information about neighborhood social events, community updates, and our Merchant Discount Program which *saves you money* on an array of services.

Keep an eye out for announcements and updates from your PHPOA!

Do You Have a New Email?

Please send any recent email changes to PHPOAnews@gmail.com so I can add you to the email and delete your old one! In this day of “spoofing” it will help ensure it’s really you when I send out eblasts.

Your PHPOA Board of Directors

As of March 10, 2022

Office	Name	Term Expires	Telephone	Email
President	Paul Migliore	2023	(303) 868-7005	paulmigliore@msn.com
Vice President	Dave Zeemont	2025	(914) 393-0282	mudjob@earthlink.net
Secretary	Sterilla Smith	2024	(520) 631-4720	sterilla.smith@gmail.com
Treasurer	Mary Dohm	2025	(815) 263-7911	mdohm77@gmail.com
Director at Large	Margie Herberger	2025	(575) 635-9124	mpherbe@me.com
Director at Large	Vicki Hook	2024	(303) 947-2713	vickihook@icloud.com
Director at Large	Janis Paul	2023	(915) 373-0080	jrobert12@comcast.net
Director at Large	Lynn Zeemont	2023	(575) 523-0913	mudjob@aol.com
Director at Large	Vacant	2024		



Annual Meeting 2022, PHCC

Have You Visited Our New Website? —Margie Herberger

In October, the PHPOA Board decided to change our website, looking for a simpler platform that various members of the present and future Boards could easily use. In the process, we also saved half of our annual Website budget expense!

The new website address is www.picachopoa.org. We hope that you will get into the habit of checking in periodically for news updates, photos of our activities, and neighborhood information. Please let us hear from you if you have suggestions for website content. Your neighborhood photos are always welcome, too. Send them to me at mpherbe@me.com. See you on the Web!

New Addition to the PHPOA Merchant Discount Program



Downtown Blues Coffee

130 South Main Street

www.downtownbluescoffee.com

575-523-8828

Offering a 10% discount on vinyl records and antiques.
Purchase an iced tea or iced coffee and get another at half price.
Please remember to show your PHPOA membership card.

Visit the Downtown Blues website for a look at this unique coffee shop.
It is conveniently located for a visit on Farmers' Market days.