

Windmill Ranches Home Owners Association
Post Office Box 967, Carrizozo, NM 88301 wrhoa88301@yahoo.com

Board of Directors

John Mruskovic – (610) 972-1266
Robert Petty – (575) 973-7105
John Holt-(575)740-9438
Tim Taylor-(307)320-8240
John Exterkamp (575) 686-0795



Officers

John Mruskovic- President
Robert Petty-Vice President
Anne Exterkamp-Treasurer
Janet Petty- Secretary

HAPPY NEW YEAR!! January 2022 HOA Newsletter! We put this together to keep you in the loop on what is happening on the ranch. Suggestions for content are always appreciated. Newsletter is distributed to all property owners of Windmill Ranches and Published by volunteers of the Windmill Ranches Home Owners Association, Inc.

Emergency Response- If you don't have a street address listed with the County Assessor's Office you are not on their emergency response map. If the ambulance or fire people are looking for your address, they will not find you. Call Amanda 575-258-5934x27 she can help you with getting your street numbers. The cost is \$40, but it may save your life.



Fire Restrictions

Believe it or not we are still in a drought. We got a little rain on Christmas, but not enough to mean anything. So far 2022 has not been much better. We had a short blizzard, which was pretty cool, you could see it coming across the desert. Lasted for a short time and left a dusting of snow. Now it's just cold.

Please be careful if you are burning and remember you must notify the sheriff's department to let them know you are burning. 575-648-2351 This helps with 911 calls because your neighbors can see smoke and flame from on the ranch.

DUMPSTER ISSUES

PLEASE, PLEASE, PLEASE. Your trash should be in a bag and your boxes broken down. All items should be in the dumpster NOT ON THE GROUND. I know some items have been left out to give another the opportunity to take. One person's trash is another treasure. But if has been weeks and it's still there, well not so much a treasure as trash. Please put it in the dumpster, the guy in the Waste Management truck is not going to do it, and the trash fairies are on strike. I have called Lincoln County Waste 3 times in the last 6 months about the lid on the dumpster being missing. Each time Roseanne tells me she will take care of it. Please feel free to call her and complain. 1-800-987-2705

The town of Carrizozo has a free dump day the third Saturday of every month. The dump is located on the southside of town over the railroad tracks.

“Privacy” Fencing can save you \$\$\$\$ - Contributed by John and Anne Exterkamp

We moved to the ranch in 2008. The previous rancher had cows that would eat anything out of our building supplies...PVC pipe, insulation, cargo trailer light harness and even the license plate on our travel trailer. The solution – a privacy fence around our house and outer structures. We used 3 rolls of 1,320 foot of barbed and barbless wires with a front double gate and 2 side gates.

Cows are owned by the rancher who holds the cattle lease with the HOA. Cows eat grass outside your fence=lower fire danger. Save \$\$\$ by fencing a smaller portion of your land. His cows move around to graze and drink from the stock ponds. Refer to the CCRs (Covenants, Conditions & Restriction)



Anyone who wishes to be on the BOD please submit your name by May 31 2022. *Bylaws, article III Section 9 states- Members will lose all voting rights for an entire year if their assessments (dues) are not paid in full by the date designated by the Treasurer. Note: payment must be received by 1/31/22.* If you wish to be on the next ballot or you have questions about if you qualify and what would be required just send an e-mail to wrhoa88301@yahoo.com. Put BOD question in the subject and someone will be happy to answer.

\$ TREASURER'S CORNER \$

Anne Exterkamp, Treasurer

575-686-0794

johnexwrhoa@yahoo.com

- There is still time to take advantage of the \$10 off your annual assessment fee. Mail your payment now to arrive before 1/31/22
- Thank you to those who have already paid.
- Banking Bill Pay is efficient when making payments. Let your bank create the check and pay the postage to mail it to us at POB 967 Carrizozo, NM 88301.
 - We will not be accepting credit cards as payment due to bank fees.
 - Send change of address to me at the email address above.
 - We do **not** notify the Lincoln County Treasurer for your property taxes. Go to www.lincolncountynm.gov for the form.
- When selling your property ask our realtor and closing agent to send the documents requested to wrhoa88301@yahoo.com.

Annual Meeting

We are planning on holding a live meeting on September 24th 2022. It will be at the Women's Club at 908 11th Ave in Carrizozo at 10am. Please mark your calendars. If we need to cancel because of restrictions an e-mail will be sent out.

Account Collections – John Exterkamp, Director 575-686-0795

johnexwrhoa@yahoo.com

The BOD approved the following:

- **2022 annual Regular Assessment of \$200 due 1/31/2022.**
- **Payment plans are available on balances over \$400. Let's work together. Contact me if your balance is less the \$400.**
- **Property liens are placed with the Lincoln County Clerk on delinquent accounts. Avoid the \$25 lien filing fee and \$25 lien release fee by paying your balance due. You will be notified prior to the recording of the lien.**
- **Avoid legal action on past due balances of \$1000+ by taking advantage of payment plans in the early stages. You are responsible for finance charges, attorney fees,**

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court costs and more. Our Bylaws and CCR's state that the lot owner is responsible for ALL associated costs of collecting the debt. It is only fair to pass the fees to the delinquent lot owner.

- **THANK YOU to everyone who send in their Regular Assessment on a timely basis.**

Reminder -- Send your past due 2021 payments to WRHOA at PO Box 967, Carrizozo, NM 88301. Contact John Exterkamp at 575-686-0795 or johnexwrhoa@yahoo.com if you have questions about your account.

There is a Carrizozo Community Newsletter. This is emailed out twice a week. Please contact carrizozonewsletter@gmail.com. to be added to their list. This is a great way to keep in touch with what is going on whether you live here or out of state.

Facebook page!!

- *Log on to Facebook,
- * Search for "Windmill Ranches HOA"
- * Click "Like"

NOTE, Ranches. Plural, "es"

NOTE, the HOA. Caps,

OR, you can use this link

<https://m.facebook.com/Windmill-Ranches-HOA-114985890055858>

The HOA web site has been updated with some great new info.

Please visit our website and let us know what you think Comments, Compliments, & Suggestions are ALWAYS welcome. Please send them to wrhoa88301@yahoo.com

Website.

www.windmillrancheshoa.com



Road News

Some of the upcoming projects we plan on doing in the Spring are to work on Fenceline. Retop gravel, grade and pull the ditches. Possible culvert work. Of course, regular maintenance of roads. If you have an issue with an area on your road or a road you travel on frequently or if you wish to volunteer for the "Road Crew" please contact the crew via the HOA email wrhoa88301@yahoo.com Please put Road Crew in the subject.

They will do their best to address your issue. It is suggested to property owners who are looking to put in a driveway to contact Bob Petty 575-973-7105. The barn project is done and it look beautiful. Looks like nothing was ever touch, which is the look we were going for. Should stand for another 75 years. Lights were added to the inside so now you can actually see to unload the feed trucks.

PRESIDENTS WORDS

Happy New Year!

Wow, this year has flown at least for us. It was really nice for me and Dauna to finally get out to the ranch and see some of you and enjoy what some of you enjoy every day. The beauty of the desert is astounding. As some of you know we bought the old Guss place and are focusing on moving here fulltime.

Hunting is only allowed on your property and remember this is a working cattle ranch and the cows have the right of way. So, don't shoot them and slow down when driving especially at night.

We have a Facebook page; our website has been updated with great info and our roads are being maintained on a regular basis.

We are planning on having a live meeting this year, but we all know plans change. We will update as the year progresses.



Wishing you and yours happy and healthy 2022!

John M

Traffic on the Ranch...

