

March 24, 2022

Greetings Windmill Ranch HOA Members,

Your board of directors would like to bring 3 issues regarding our ranch to you attention: OVERGRAZING, FENCING AND ROAD MAINTENANCE

OVERGRAZING

There are many landowners who have never been to their property. They are looking for an investment property or perhaps a present or future place for retirement.

Your board of directors as well as our rancher are noticing that the overgrazing of livestock by land owners, has become a problem and creating a dust bowl effect in some areas.

New Mexico only has an average of 13" rain per year.

The cattle industry of New Mexico recommends 1 cow unit (1 cow and 2 calves) per 45 acres.

Horses require 30 -38 Acres per animal with non-irrigated dryland pastures, as per horsesextension.org search How much land do I need for a horse – We are the West Region.

In order to avoid further damage to our ranch this subject needs to be addressed. The attached pamphlet gives more detail.

Our rancher is diligent and knowledgeable of the areas to graze and timing to move the herd to different areas so not to inflict overgrazing to any part of the ranch.

We need the rancher to continue leasing and grazing on the entire ranch as the cows are essential to reduce the chance of fire because they keep the grasses to a minimum height without killing the base roots.

What you do will affect your neighbors. We live in the desert and dust is an issue but overgrazing causes clouds of red dust when the wind blows, and the wind always blows.

FENCING

New Mexico is a fence out state. It is recommended in our Covenants the maximum fenced land should be 5 acres for parcels of 140 acres or less and not more than 10 acres for 140-acre parcel.

Combining of multiple lots for tax purposes does not change this rule. Each lot is its own entity.

Fencing smaller areas also keeps the cattle lease from decreasing in value. We have approx. 18,000 acres that is being leased by the rancher for grazing. At the present time approx. 1000 acres have been fenced by lot owners.

Before making any decision regarding fencing review carefully the HOA Covenants. You may also want to get in touch with any of your board members to clarify the regulations.

ROAD MAINTENANCE

Due to the state of our country the cost to maintain our roads is rising by the day. Rock needs to be crushed and machinery is needed to keep our roads in passable condition.

In closing: If we lose the cattle lease due to loss of grazeable acres as well as the increased costs for road maintenance there may be no other alternative but to raise the Annual Regular Assessment (dues)

We would like all property owners to be pleased with their decision to purchase and potentially live at Windmill Ranch. With cooperation and consideration for your neighbors we all should be able to enjoy the beauty, quiet, and solitude of this incredible ranch.

We are hoping for input and ideas regarding these issues from all Owners.

Please contact any of your board members with suggestions, questions or concerns so we can maintain the beauty of the desert as well as our investment.

Regards,

John Mruskovic - President

Bob Petty - Vice President

John Exterkamp - Director

Tim Taylor - Director

John Holt - Director

Windmill Ranches Home Owners Association, Inc.