

WINDMILL HOA

Newsletter

Board of Directors

John Mruskovic – (610) 972-1266
 Robert Petty – (575) 973-7105
 John Holt – (575) 740-9438
 Tim Taylor – (307) 320-8244
 John Exterkamp – (575) 686-0795

Officers

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

Newsletter

The HOA Newsletter is published by volunteers of the Windmill Ranches Home Owners Association, Inc. and distributed to all property owners of Windmill Ranches.

Suggestions for content are always appreciated.

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Major repair to water tank

When a 75-year-old water tank on Fenceline Road began leaking, HOA Directors and volunteers went to work.

Story and photos continue on page 6

Call for Board of Directors Candidates

Anyone who wishes to be on the Board of Directors please submit your name by July 31 2026. Wrhoa88301@yahoo.com

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 have been received by 1/31/26.

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.

Annual HOA Meeting

Please mark your calendars for our annual meeting at 10 a.m. on Sept. 26, 2026 at the Women’s Club at 908 11th Ave, in Carrizozo.



Emergency Response

Do you have a driveway on your property? Do you have a RURAL ADDRESS sign? Whether you live on the ranch full time or visit occasionally, you must have a sign for Emergency vehicles. Go to the HOA website - Ranch Info - Rural Address Form.

Fire Restrictions

For information on long-range burning forecast or to identify favorable dates for burning, please contact Lincoln County Emergency Services Director Arron Griewahn at 575-336-8601 or 575-937-2824. Please be careful if you are burning and remember you must notify the sheriff's department to let them know you are burning 800-687-2419. This helps with 911 calls because your neighbors may see smoke and flames and call 911.

Annual Regular Assessment – HOA Dues

After the 2025 HOA meeting the Board of Directors discussed the increasing cost of maintaining the 36 miles of gravel roads – replacing culverts, fixing washouts, repairing potholes, and smoothing wash boarding. More lot owners have moved to the ranch. More owners are vacationing on their properties. More UPS and FedEx deliveries are being made. More building supplies are being delivered. All this increased use of the roads results in more maintenance and upkeep.

As a result, the BOD voted unanimously to raise the assessment to \$235 starting in January 2026. A \$10 discount for payments received by 1/31/2026. In November 2026, you will receive an invoice for \$235 for the upcoming 01/2027 assessment. If you pay by 1/31/2027, you can pay only \$225.

Please note, this is the first increase since 2009.

Also remember that the BOD and Road Crew are 100% volunteer. Any labor, gas, time or knowledge is not monetarily reimbursed.

OVERDUE Dues and PROPERTY Taxes

John Exterkamp, Delinquent Account Collector 575-686-0795
Anne Exterkamp, Treasurer 575-686-0794.

Lincoln County property taxes are SEPARATE from the Windmill Ranches Home Owners Association Regular Assessment (dues).

NEW Mailboxes

After several weeks of driving to Carrizozo to pick up mail, USPS delivery returned with the arrival of new mailboxes.

HOA road crew will place yellow barrier poles at the corners to prevent damage from vehicles.



Boxes are assigned to all full and part time residents. If you haven't already picked up your keys, go to the Carrizozo Post Office at 509 12th Street. You must show ID.

If you are unsure about your status as a mailbox holder, call 575-686-2007.



SLOW Down!

People are out riding bikes, riding horses and walking. The speed limit on the ranch is 25mph.

It's calving season and lots of little babies are running around. This is open range and the cows have the right of way.

Please be considerate.

TRASH Talk!

Universal Waste Systems is responsible for our trash removal – 575-208-5837.

Thank you for bagging your trash in a bag, breaking down boxes and placing all items in the dumpsters NOT ON THE GROUND.

Carrizozo has two free dump days. See the ZOZO Newsletter for details.



ANCHO — History Lesson

On January 10th, Gary Hightower gave a fascinating talk on the history of the town of Ancho and the surrounding area at the former Ancho School House, now the Ancho Community Center.

Mr. Hightower, a lifelong Ancho resident and cattle rancher, covered the history of the area from the 1860's, when the first settlers arrived due to the New Mexico Homestead Act, the coming of the railroads, and the importance of water to both the railroad and the cattle industry. He presented the history of the Ancho brick plant and mining operations, and their demise as raw materials were exhausted, and explained the effect on the changing environment as the new Highway 54 was completed in the mid-1950s.

Many Windmill Ranch residents attended, as well as present and former residents of Ancho, presenting an opportunity for a lively interchange of viewpoints, ideas and memories.



Windmill Ranches HOA President John Mruskovic speaks with Gary Hightower after his presentation as HOA Board Member Tim Taylor looks on.



RANCH Roads

The road from Hwy 54 to Straley to Hwy 55 is maintained by Lincoln County. Contact Jeff Honeycutt, Road Supervisor, 575-354-2922.

If you have an issue with HOA roads or if you wish to volunteer for the "Road Crew" please email wrhoa88301@yahoo.com. Put Road Crew in the subject.

Property owners looking to put in a driveway should contact John Mruskovic 610-972-1266 or Bob Petty 575-973-7105.

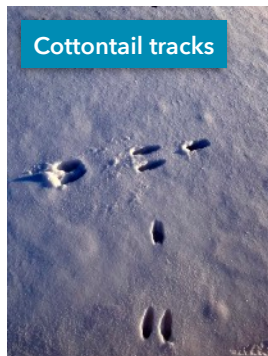
ZOZO Newsletter

The Carrizozo Community Newsletter, is a great way to learn what is going on in the area.

To subscribe, email carrizozonewsletter@gmail.com and ask to be added to the list.

ICE, then snow

The Fall and Winter were unusually warm and precipitation low. However, January 24 brought an ice storm followed by a few inches of snow.



CATTLE Ranch Scenes



FENCELINE Water Tank Repair

We have all seen the cattle on Windmill Ranches. No surprise there, as The Windmill Ranch HOA leases water and grazing rights to the T&W Cattle Company. What we may not be aware of is that every one of those cattle consume approximately 40 gallons of water per day. There are around 250 cattle on the ranch at any one time. That comes to about 10,000 gallons of water a day.

Leasing provides benefits to the HOA and its members, by keeping dues down and reducing the fire hazard. However, the HOA owns the buildings, wells, pumps and tanks, and is responsible for maintenance.

To provide a constant supply of drinking water for the cattle, well water is pumped into holding tanks to make it available to water stations located throughout the ranch. Over time, these metal tanks corrode, and the Spade Well tank on Fenceline Road recently rusted through, threatening to dump between 30,000 and 40,000 gallons of precious water onto the ground. Rancher Waddy Hobbs reported the leak to the HOA. A patch of hydraulic cement temporarily solved the problem, but a longer term solution was needed.

The HOA had recently purchased a 40-foot tanker trailer for use as a water supply as required. Although not yet ready for service, HOA volunteers got to work. The tank was inspected and lines fitted to tap into the existing ranch water system. After several days' work, the trailer was towed to the Spade Well. The water lines were rerouted into the trailer tank, thereby replacing the Spade Well tank temporarily. The Spade Well tank was then drained of water, until about a foot of water and muck containing a school of goldfish remained. The goldfish had served to reduce the algae in the system. Volunteers set about retrieving the goldfish with nets. When the muck finally settled, 45 goldfish had been removed from the tank.

A commercial slurry removal truck was hired to remove the foot or so of muck that had accumulated in the bottom and on the sides of the tank. After pressure washing the tank, the corrosion of the tank was immediately evident (See photo).

Still a work in progress, the tank walls will soon be plated inside with new metal panels. Then a polymer coating of approximately 1/2 to 3/4 inches will be applied, sealing the tank and making it usable again, hopefully for years to come.



HOA Vice President Bob Petty uses the HOA's dump truck to pull the tank trailer into position.



Before the trailer tank could be set, the site had to be cleared. HOA President John Mruskovic loads the HOA dump truck with his excavator.



Rancher Waddy Hobbs and volunteers hook up the replacement tank.



Volunteers capture goldfish for transfer to another tank.



HOA President John Mruskovic checks progress.



The slurry truck uses high volume suction to remove debris from the tank and transfer it to the truck's holding tank.



The depth (and quality) of the deposit in the tank can be seen in this picture.



Once the tank sides had been pressure cleaned, corrosion and pitting of the tank wall became more obvious.