

WINDMILL HOA

Newsletter

Board of Directors

John Mruskovic (610) 972-1266
Robert Petty (575) 973-7105
Ken Davy (630) 849-8668
Tim Taylor (307) 320-8244
John Exterkamp (575) 686-0795

Officers

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

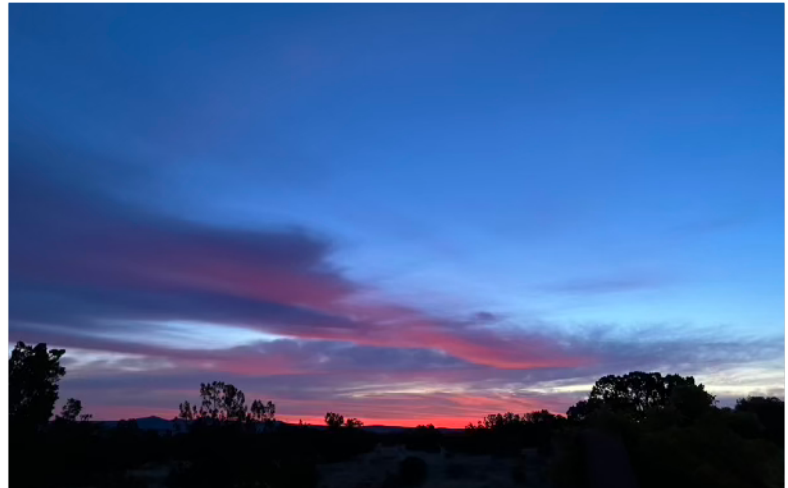
Newsletter

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.

Table of Contents

ROADWORK – page 2
SNAKES – pages 3-5
ROAD WORK PHOTOS – page 6
ROAD GRADER – page 7



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.

Board of Directors — NO CANDIDATES

We will not mail ballots for the 2027 Board of Directors election because, once again, no one put their name forward as a candidate.

If you wish to be on the next years 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.

OVERDUE Dues and PROPERTY Taxes

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



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.

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

Keep up to date on your property taxes through their website <http://liveweb.lincolncountynm.gov/>.

Road Work — SUMMER PROJECTS

Multiple roads on the ranch are currently under repair. Some roads have been damaged by wash out, while others simply require routine maintenance. Tons of gravel have been spread and rolled.

Thank you to the volunteers doing their best to keep the roads passable — John M, JP, Tim, Bob and Ken.

If you wish to volunteer for the “Road Crew” please contact the crew via the HOA email wrhoa88301@yahoo.com and put Road Crew in the subject. We need all the help we can get.

Additional photos on page 6.



Drone photo by Ken Davy



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.

Good SNAKES, Bad SNAKES

New Mexico is home to more than 50 species of snakes and a number of those can be found on Windmill Ranches.

All of our snakes are important to the ranch's ecosystem by preying on small animals that can carry lyme disease and plague and can cause damage to your buildings and vehicles.



Bullsnakes, commonly seen on the ranch, are not venomous and are helpful with rodent control. When threatened a Bullsnake will coil, hiss and shake its tail hoping to just escape.





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 carrizoonewsletter@gmail.com and ask to be added to the list.



Rat snakes look much like Bullsnares. However, they are more docile.



The Western Ribbon Snake is a species of garter snake. It is semi-aquatic but has been seen this summer on the ranch.

Several garter species have been seen on the ranch.



The Coach Whip is common. It is fast and agile.



Another common snake is the Desert Striped Whip.

Identifying Venomous SNAKES

Most of our snakes are not venomous; however, it is important that you can identify those that are poisonous.

Head shape is a good indicator. Most venomous snakes and all rattlesnakes have a triangular shaped head; however, some non venomous snakes like the Western Ribbon may appear to have a rather triangular shaped head.

Eye shape is another way to help tell the difference between the two. Venomous snakes have vertical pupils rather like a cat. Non-venomous snakes have round pupils. Note the round pupils of the Rat Snake and Western Ribbon on the previous page and the Desert Striped Whip above.



The buzz of a rattler is a good warning; however, they sometimes do not rattle, so don't rely solely on sound. Stay vigilant.

Further reading

How to Identify Venomous Vs Non-Venomous Snakes

<https://wildanimalscentral.com/how-to-identify-venomous-vs-non-venomous-snakes/>

53 Snakes in New Mexico (Pictures and Identification)

<https://ownyardlife.com/53-snakes-in-new-mexico-pictures-and-identification/>

PHOTOS of Road Work — FENCELINE



*Drone photos by
Ken Davy*





Road GRADER

The Windmill Ranch road system has been receiving a much needed reconditioning this summer.

Our current road grader, which in the past has been sufficient for occasional maintenance of the road system, is showing its age. Parts are increasingly hard to come by, and sometimes must be custom fabricated. For this reason, the board has purchased a 2008 John Deere grader.

The road crew took delivery August 16, and the grader went immediately to work on Windmill Ranch Road the following day.

