

# 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

Welcome to your May 2023 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.

## Annual Meeting Scheduled

Our Annual Meeting is planned for 10 a.m. Sept. 23, 2023 at the Carrizozo Woman's Club, 908 11th Street, Carrizozo, NM. Please mark your calendars!



If you have any questions on anything please drop an e-mail to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com) and someone will get back to you.

### Board of Directors Election

Anyone who wishes to run for the Board of Directors please submit your name and a short bio no later than June 15, 2023.

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](mailto:wrhoa88301@yahoo.com). Put BOD question in the subject and someone will be happy to answer.



**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 1/31/23.**

### PROPERTY Taxes

Keep up to date on your property taxes through the Lincoln County website <http://liveweb.lincolncountynm.gov/>. Lincoln County property taxes are SEPARATE from the Windmill Ranches Home Owners Association Regular Assessment (dues).



### Emergency Response

**If you do not 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 Janet Herrera 575-354-2922 she can help you with getting your street numbers.**

### ZOZO Newsletter

There is a Carrizozo Community Newsletter. This is emailed out twice a week.

Please contact [carrizozonewsletter@gmail.com](mailto: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.

### DUMPSTER Issues

Please continue to put your trash in a bag and break your boxes. All items should be in the dumpster NOT ON THE GROUND.

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

### BURNING Guidelines

#### Fire Restrictions

For more info on long-range burning forecast or to identify favorable dates for burning please contact Lincoln County Emergency Services Director Joe Kenmore at 575-808-1381.



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 can see smoke and flame from their home.

### DELINQUENT Accounts

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

WHY do we send a delinquent account to the attorney for foreclosure action?

The steps to avoid legal proceeding are:

- We amicably work with lot owners. Notices of delinquent \$200 balances are sent after 01/31 due date.
- Finance charges are posted in March, June, September and November. Quarterly statements are mailed or e-mailed.
- More letters / statements and telephone calls to offer a Payment Plan on a \$400 balance. (\$100 monthly payment)
- A certified letter of a pending Lien on a \$400+ balance is sent. Liens are re-recorded every 2 years with the clerk.
- The threshold is \$1,000 to be considered for legal action which EQUALS \$200 non-payment for 5 years.
- The members of the HOA Board of Directors vote whether to send the file to the attorney.
- Letters of any pending legal action are sent by Certified Mail

which requires their signature (Restricted Delivery). “Pay us now or pay 3 to 4 times the amount”. The current attorney fee is \$240 an hour, court costs, newspaper costs to post the legal action and all associated costs are explained in the letter. All costs are charged to the account.

- It is 2+ years from the creation of the file for the attorney to the court hearing for the judge to rule on the Complaint of Foreclosure. Still no payments then a Special Master auction which takes a year of paperwork after the court hearing.

- In reality – we spend 8+ years collecting every \$1,000+ account that is turned over to the attorney.

- Delinquent Lincoln County property taxes for 3 years prompt an auction by the State of NM Tax and Revenue Department. We attend the annual auction to work with the buyer on receiving payment of any HOA lien. <https://www.tax.newmexico.gov/businesses/property-tax-overview/delinquent-property-tax-auctions/>.

Selling Your Lot? An owner may tell us that they want to sell their parcel. We require the owner’s permission to give out their personal contact info or the name and number of their realtor. An e-mail is first sent to the adjacent lot owner to contact the seller. The parcel is posted on the Lots for Sale chart. The chart is linked to the HOA website for everyone to see. Some lot owners do not want us to post their lot on the Sales chart. (We do not notify other individuals when a new listing occurs.)

## ***ROAD News***

Since we got a little rain, the Crew ran the grader to try to remove some of the washboard. We are in the process of finishing Stirrup Lane.

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](mailto: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.



## ***PRESIDENT’S Words***

Hello fellow property owners!

Spring has sprung on the ranch; the junipers and cedar pollen is flying. Lots of new baby calves running around. Remember the cows have the right of way so slow down and enjoy the beautiful scenery!

Remember if you wish to be on the ballot you must respond by June 15, 2023.

Hope to see you at the meeting.



John M