



Vol. 27, No. 3



Newsletter of Horizon Communities Improvement Association, Horizon City, Texas



Summer 2003

Update

NEWSLETTER

Getting the word out

One of our toughest problems is getting important information out to our members. This includes information on our member programs and current laws affecting members' land. It is important that members read these newsletters to keep up with new developments, and to ensure timely responses to requests.

Our first experiment with changes to covenants, in Horizon View Estates, relied solely on the newsletter. The average response rate was about 15% compared to the needed 50%.



Once we started follow up letters, we got the rates up to 40-55%. It is clear the support is there. But if more people read the newsletter it would reduce the administrative cost, and help speed up the process.

In this newsletter we are extending the changes to covenants initiative to multifamily lots in Horizon City Estates, in keeping with our timetable.

We have more good news on local growth. But again, our members cannot benefit if they do not participate in our strategic efforts to overcome the Texas sales prohibition.

Our other news includes the coming annual meeting. The 2003 meeting will be later this year due to the time being taken by our consultants to fix our computer problems.

*Vince Murphy
General Manager*

More good news on growth

The first official post-Census estimates show that Horizon's impressive 1990-2000 growth has been surpassed. Not only have growth rates been maintained and exceeded, but we are doing markedly better than any competing center in our region. Horizon's growth rate since April 2000 has outstripped that of all other centers in El Paso County. The incorporated Town of Horizon City grew 28.2% in the 27 months following the Census. No other statistical area in the County managed better than 5%. El Paso City grew 2.4% and the County as a whole by 2.6%.

The significance of the Horizon result was underlined by the lower estimates for competing centers in neighboring New Mexico counties, includ-

ing Sunland Park, Santa Teresa and Las Cruces. These centers were expected to do much better due to their success in stealing commercial attractions away from El Paso. What the figures say however, is that rooftops have not followed.

Although these are official figures, they are estimates only. HCIA believes the figures for the Town of Horizon City are accurate, based on building approval statistics. We also believe the figures for other centers give a fair estimate of relative growth rates. The only figures which might have been understated are those for the unincorporated areas of the County.

See **GROWTH**, Back Page



PROJECT COMPLETED — This strip mall located on Horizon Blvd. is not only completed, but it is already filled with tenants. For more, see 'New projects and developments' inside.

INSTRUCTIONS FOR MULTI-FAMILY LOT OWNERS IN HORIZON CITY ESTATES

In this newsletter we are inviting all owners of multi-family lots in Horizon City Estates to participate in our changes to covenants initiative. Amongst other things this will allow these owners to reduce the assessments they pay to HCIA, if the necessary majorities are achieved. If your annual bill shows the **project code 396** this invitation applies to you.

If you still have the "tear off" page from our Fall 2001 newsletter, you need to fill it out, have it notarized and return it to us as soon as possible. If you no longer have the form call us on our toll free number (1-800-729-4242) and we can send you a replacement, or you may download the form from our website (www.horizoncommunities.com). The form, once executed, will become an important legal document. Please read the instructions below carefully and satisfy yourself that you understand what is being proposed. If you are unsure about anything you may also wish to obtain independent legal advice. If you or your Attorney have any questions please do not hesitate to contact us.

The proposal

All of the protective covenants affecting our members' land have a clause which permits the covenants to be amended from time to time by a majority vote of lot owners in the same subdivision unit.

The proposal is to add to this clause to provide for amendments to be made in other ways, without the need to go back to a majority vote. This power is to be limited to amendments with respect to permissible land uses. The power is given to a local zoning authority if there is one, and to HCIA. HCIA may only exercise its power in specified circumstances. There must be an application from one or more members and an expert report is required. Any change made by HCIA must be notified to everyone in the subdivision. All members retain their right to overturn any such amendment by a majority vote.

Before you start

Before filling out the form you will need to know your lot numbers, and which unit and block they are in. You will find these on the retained portion of your annual assessment notice. If you do not have this

or you are unsure, call us on our 800 number and we will assist you over the phone.

1. The project code is in the first column of your assessment notice. This invitation applies to **project code 396** only.

2. The second column in the assessment notice gives you your unit number. The third column gives you your block number.

If you own lots in more than one unit or block you will need to fill out a separate form for each. You can call HCIA for additional copies of the form or download the form from our web site. Good quality photocopies of the form are also acceptable.

3. Your lot numbers are listed in column four of your assessment notice. If you

own more than one lot they should all go on the same form, so long as they are in the same unit and block.

Now that you have these details you are ready to fill in the blanks on the form.

Filling in the form

There are nine blanks you need to fill in. Step by step instructions are set out below.

1. Enter your lot number(s) in the first blank space. Remember, if you own lots in more than one unit, do a separate form for each unit.

2. Enter the unit number for this lot, or lots, in the second blank space.

3. Enter the block number in the third

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The Project Number and Unit Number below will tell you which row applies to you for filling in blanks 5-9		Enter this number in blank space 5	Enter this number in blank space 6	Enter this number in blank space 7	Enter this number in blank space 8	Enter this number in blank space 9
Project Code	Unit Numbers	Book Number	First Page Number	Second Page Number	Date	Last Page Number
396	2 & 3	271	0572	0576	October 16, 1969	0572
396	12	276	0305	0309	November 26, 1969	0305
396	13 & 15	No form is required for these units.				
396	18, 21 & 23	283	1345	1349	January 26, 1970	1345
396	19, 32, 33, 37 & 38	288	1246	1250	March 9, 1970	1246
396	24, 25, 28, & 29	284	1956	1960	February 13, 1970	1956
396	40, 44, & 45	291	1448	1452	April 7, 1970	1448
396	50 & 51	295	1780	1784	May 1, 1970	1780
396	52, 53, 55, 57, 59 & 63	No form is required for these units.				
396	65, 67 & 68	309	0723	0727	August 17, 1970	0723
396	70, 73, 74, 75, 76, 78, 80 & 82	315	0791	0795	October 2, 1970	0791
396	84, 85 & 86	329	0805	0809	November 13, 1970	0805
396	87, 88, 89 & 91	324	0059	0063	December 10, 1970	0059
396	101, 102, 103 & 104	439	1867	1872	March 26, 1973	1867

Information

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blank space.

4. Enter the name of your subdivision, which is "Horizon City Estates," in the fourth blank.

For the remaining blanks you will need to use the table on page two. This information provides the necessary references to the original covenants recorded in the County property register. Find the row which applies to your unit, and fill in the remaining spaces with the numbers in the last five columns of your row. The first two columns are there to help you find the row which applies to you. Don't copy any information in the colored boxes of the table. You will already have entered your lot and unit details in the first four blanks on the form.

5. Enter the book number for your unit (and type) in the fifth blank space. This number is in column three of the table.

6. Enter the first page number in the sixth blank space. This number is in column four of the table.

7. Enter the second page number in the seventh blank space. This number is in column five of the table.

8. Enter the date in column six of the table in the eighth blank space.

9. Enter the page number in column seven of the table in the ninth blank space.

Signing the document

Once you have completed the document have it formally executed. If you are a resident of the United States you will sign the document in the presence of a Notary Public. The Notary will need to complete your name and the other details in the blanks provided at the end of the form. If you live outside the United States you need to find a notary public or some other official authorized to administer oaths in the jurisdiction where you will be signing. That person should cross out anything on the form which does not apply, and enter the capacity in which he or she acknowledges your signature.

All registered lot owners must sign the form for it to be valid. If an original partner has died, been

New projects and developments

The following is a sampling of recent growth landmarks.

The long awaited Eastlake Drive/Interstate 10 interchange opened in June 2003.

The El Paso County Water Authority is pressing on with a works program which will build on past successes and facilitate continuing growth. A new bond issue was passed in May 2003 ensuring the necessary finance will be available.

The Horizon Middle School will begin its second year in August 2003.

It will take on tenth graders as its first step to becoming a full high school by 2005, the first in our area.

The first ever central office for the Clint Independent School District is due to open in Horizon in September.

One new shopping center has just opened and two more are at an advanced stage of construction. Work is almost complete on a major extension to our existing supermarket. Our second service station is open for business and a third has just been approved.



The new Horizon 66, above, is open for business. Horizon Vista Food Store, below, is in the process of expanding its facilities to accommodate other businesses. Both are located at the intersection of Horizon Blvd. and Eastlake Dr.



divorced or is no longer a partner for whatever reason, you need to contact us to first register the change in ownership details.

Lodgment

Once executed, the form should be returned to HCIA without delay. Make a copy for your own records. HCIA will keep a

tally of forms as they are received. As the necessary 50% is achieved in each unit, the forms will be lodged with the County and placed on the public record as an official amendment to the covenant. We ask that you give this your immediate attention. Any delay could be to the detriment of all your fellow lot owners.

Toll-free help: 1-800-729-4242



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Web Site: horizoncommunities.com

Annual meeting

Our 2003 Annual Membership Meeting will be held at the Emerald Springs Conference Center. The tentative date is Thursday, November 6, at 7:30 pm. However, we may have to delay the meeting further pending a resolution to our computer problems. Official notices will be mailed to everyone giving adequate notice.

There is one Board position to be filled in this year's ballot. The Board's nominee is Michael Ramos. Mike Ramos joined our Board in 2001 to fill the vacancy created by the death of Bill Newkirk. Until recently Mr. Ramos worked in the energy industry, in both the public and private sector. He has recently returned to teaching with the Ysleta School District. He has an extensive background in marketing and public relations and has a long record of volunteer work in the community. Mike is married with three teenage sons.

Staff changes

Since the departure of long-time staff member, Shirley Ray, Linda Moreno and Roxanne Jurado have taken on joint responsibility for member services. Our newest staff member is Mathangi Madhu, a recent MBA graduate from the University of Texas at El Paso. As Assistant to the General Manager she is helping to step up our marketing and promotional work, as well as managing member programs like lot assembly. Martha Cedillo continues as our Office and Accounts Manager.

Continuing computer problems

It seems we no longer solve one set of outstanding problems with our computer system, we are confronted with another. This has affected our billing for the past two years as well as record keeping, our accounts, and other member services. We hope to have all problems ironed out and the computer system upgraded by the time this newsletter goes out.

Growth

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Much of our growth is now taking place in these areas. If the estimates for these areas are accurate, then certainly Horizon's unincorporated areas are taking the lion's share of this growth as well. We have accurate figures for water connections throughout the Horizon area, which show as much growth outside the incorporated area as within.

For the first time ever Horizon's growth in absolute terms was second only to that of the City of El Paso. On these figures, approximately one in twelve houses built in the County, between April 2000 and July 2002, was being built in the Town of Horizon City. For the area as a whole it was probably closer to one in eight. HCIA expects this share to go on increasing.

In the twelve months since July 2002 water connection figures show our growth rate has persisted. Indeed, the rate has accelerated over the last three years, notwithstanding slow downs in the national and local economies. Developers' projections suggest no let up in the foreseeable future. Without doubt water has been the single most significant factor in our growth.