



HORIZON *Communities*

www.horizoncommunities.com

Your dues at work

Members will notice their annual statement for this year's dues included with this newsletter. However, many members may not know just what their dues go toward.

In 1995, the State of Texas passed a law, HB 1001, which severely restricted the sale of unimproved land within 50 miles of the Texas-Mexico border. It was specifically aimed to stop the spread of "colonias" — unplatted, unapproved and under developed communities from being built. But it also handcuffed the legitimate transfer of property in areas that were being developed according to code. Land like many of our members hold.

Five years ago, HCIA began its Lot Assembly Program. This program allows members to "bundle" their unimproved lots with the land of other members so that it can be sold to developers within the framework of Texas law. This allows members to sell property that they might otherwise have to hold for years until proper infrastructure arrives.

Another program administered by HCIA is soliciting businesses to the area. We have different programs in place to attract small, medium or large businesses to Horizon. We have an

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Oscar Gonzalez

Association turns 40

This summer Horizon Communities (HCIA) will be celebrating its 40th Anniversary serving the needs of its members and of the Horizon community. According to Roxanne Jurado, HCIA's Office Manager reflected "when I had the opportunity to become an employee of HCIA, seven years ago I knew that the Association would be a great place for me to help people. I knew this Association had the potential to help the community and during the last few years the projects that we are developing and continue to work on, have assured me that the Association is headed in the right direction. HCIA with the full participation of the property owners has the opportunity to turn this area into a home for many people and a very beautiful community."



Roxanne Jurado

Board President Chris Smith adds, "it has been wonderful to see, as a resident of the Horizon area for over thirty years, to see this land transform from a region of speculation, to an area of interest to the City of El Paso, and in fact, being within the City's extraterritorial jurisdiction, and to now, being a frontier of opportunity, development, and profitable venture. This is an exciting and prosperous time for our members and the Horizon community."

Former Board President and current Board Member Jacob T. Bojorquez recalls, "when I joined the HCIA Board of Directors, in 1989, HCIA was just barely 20 years old, and on life support. Today it is a viable, robust entity and dedicated to

the purpose for which it was formed, which is serving it's members. For the first 20 some years of it's existence, HCIA apparently did very little to encourage members. There was little or no progress in any part of the Horizon Communities. Then followed the incident at the lake, where \$13 million or so dollars of members' money was spent.

"Many of the early Board meetings which I attended were dedicated to discussions on how best to keep HCIA alive and viable. Also, during this period there were many discussions on how we could best serve our membership. After much discussion, the Board voted to pursue a 'hub and spoke' approach. The tri-party (HCIA, a bank and a builder) agreement was created, and the first house in several years was built and sold immediately. Once the pump was primed, rapid development followed, thus getting HCIA back to the intended purpose of helping improve the land value of our membership. Today we are engaged in a lot assembly program effort in order to continue this service to our membership."

And from Chris Bustillos, the Board Secretary, "I have been fortunate to witness many changes within the HCIA organization in the past eight years. All have been for the better of our members. HCIA, has made a great effort to improve our standing and earn trust from our members. I am excited about all the current



Jay Bojorquez

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Residential, commercial growth continues in Horizon

Walgreen's, Burger King and McDonald's are the latest corporate names in Horizon City.

Walgreen's is still under construction but moving along rapidly. Initially they planned to open by Thanksgiving 2008, but may beat that date.

Just around the corner from the Walgreen's an Advant-Edge Phar-

macy has opened. They specialize in medical hardware and diabetic products as well as filling prescriptions.

Burger King has been open for several months just across the street from the Walgreen's. Business has been quite steady — the parking lot is regularly filled during lunch and dinner hours.

The McDonald's construction just broke ground at the corner of Darrington and Horizon Blvd. No completion date was available. They will share the corner with Vintage Carwash, a local company.

According to the records kept by Horizon City, there were a total of 30 new business permits issued in 2007. The town also issued 341 permits for Single Family Units.

Additionally, both the Socorro and Clint Independent School Districts have broken ground on new high schools. Socorro is building on Eastlake Dr. while Clint's school will be off Darrington Rd., south of Horizon Blvd.

As the area grows, the demands on the roads have increased. Last summer the state of Texas began a complete overhaul at the I-10 and Horizon Blvd. intersection.

According to Francisco Marez, Jr. — the project engineer for the Texas Department of Transportation — when it's finished the project will:

- Widen Horizon Blvd. and the bridge to accommodate three lanes of traffic in each direction from Stockyard Rd. to Peyton Rd. plus right and left turn lanes at each of these intersections and the gateways (feeder roads);
- Add turn-around bridges (dedicated u-turns), in each direction, along Gateway East and West at Horizon Blvd.;
- Relocate the I-10 on and off ramps further away from the Horizon Blvd. intersection;
- Widen of both gateways to three lanes in each direction from the new off-ramp locations to the new on-ramp locations;
- Widen both Gateway East and West to five-lane approaches to the intersection, including the turnaround lane, a dedicated left turn lane, two through lanes (one with optional left) and a dedicated right turn lane.
- Add a bypass lane underneath the bridge, providing non-stop traffic flow across Horizon Blvd.; and
- Add aesthetics to the interchange



Construction of one of the new exit ramps is under way.



Trucks and cars back up regularly at Horizon Blvd. and Interstate 10. The new overpass and additional lanes should ease the congestion.

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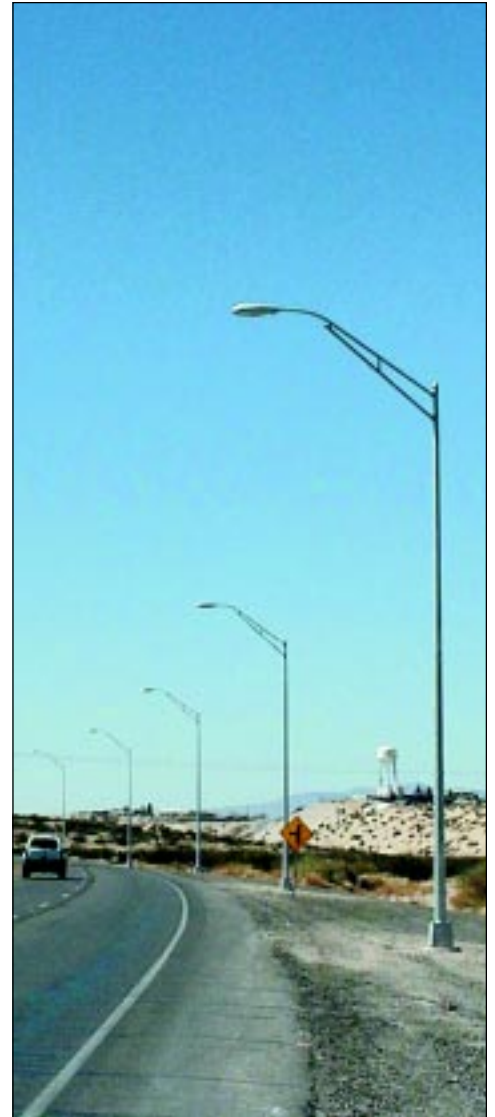
The new Burger King has seen steady business. The drive-thru is busy well into the night every night.



Construction is moving swiftly on this Walgreens. It is slated to open by Thanksgiving of this year.



Heavy equipment knocks down scrub and levels an entrance to a new housing unit. Last year Horizon issued 341 Single Family Unit permits.



Lights have been installed along Horizon Blvd. to make driving the once unlit road safer.



Government Employees Credit Union has installed a stand alone ATM in Horizon.



A water truck wets the ground on this property at the corner of Horizon Blvd. and Darrington so the other equipment can do dirt work. A McDonald's and Vintage Carwash will be built here. Horizon issued 30 business permits in 2007.

Growth

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including architectural walls under the bridge, sidewalks on the widened bridge, ornamental rail, stamped concrete medians, landscaping aggregate, shrubs and trees.

This is all designed to help ease the congestion and conflict the busy intersection has — there are three truck stops and a McDonald's — between truck traffic and local residents.

A smaller road overhaul will take place along Ashford. Ashford is the street where HCIA is located. Heavy truck traffic due to housing construc-

tion has taken its toll, pot-holing the old asphalt street.

Again, according to Marez — this project will include:

- A new surface of asphalt concrete pavement, drainage, improved sidewalks, new signs, striping and school zone flashing beacons;
- The intersection of Horizon Blvd. and Ashford will have new traffic signals installed; and
- Ryderwood Ave. (at the other end of Ashford) will be realigned and widened to accommodate bike lanes.

This project is expected to begin in the summer of 2008 and finish in approximately six months.

Association

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programs we have going on here at HCIA, and I am especially excited about our Lot Assembly Program. HCIA's main focus has always been focusing on the benefit of our members investments. HCIA continues to develop new ideas that our members can benefit from. And the success of Lot Assembly Program will be a direct benefit to our members. I am hopeful that all members will participate when called upon."



Chris Bustillos

It has been our pleasure to serve our members and the Horizon community for the past forty years.

If you have any questions please call us toll free at:

800-729-4242

We can now accept a credit card for payments.

Another project has put overhead lights along Horizon Blvd. to illuminate it at night.

Dues

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inventory of land that we can sell on favorable terms for the right businesses. One example is that of (see Fall 2007) is Horizon Physicians, Inc. The community is in need of medical facilities and Dr. Rodin Mendoza-Castillo worked with HCIA to procure land for his new clinic.

As HCIA celebrates its 40th Anniversary, we have been key in getting new infrastructure put in place. One of those projects involved laying 13 miles of waterlines along Horizon Blvd. to encourage development. When people have access to utilities, the area benefits.

HCIA has worked with Saratoga Homes and Land of Texas to bring comprehensive, quality developments to the Horizon area. We have also contributed by paving roads and installing water lift stations for new development. The Association has donated trees for area landscaping projects and sponsored local clean up efforts.

These are just some of the ways your dues are put to work for you. We also answer members' questions about property over the phone and in writing. We give tours of the area to prospective investors. We work with the school districts and local governments to upgrade the community.

So, when you put your check in the mail — or avail yourself of our new credit card acceptance — we want you to know that your dues are being put to work.