



HORIZON Communities

www.horizoncommunities.com

From The Board

Growth in the Horizon area is continuing at a steady pace. Some of the new projects will be covered in this newsletter.

There is good progress in the Tenure and Lot Assembly Programs – also covered in this newsletter.

However, as with any success or growth, problems can arise. In this case the issue is bogus or disreputable land agents preying on HCIA members.

HCIA has received both questions and complaints about unsolicited offers from agents promising to list and sell their Horizon property. Please be very wary of these offers. One member reported losing \$3,000 to a bogus outfit.

The majority of land within 50 miles of the Texas/Mexico border cannot be legally bought or sold because of HB1001, passed in 1995. The bill sought to stop the spread of *colonias*, subdivisions formed in economically distressed areas without the delivery of water and sewer services or electricity. El Paso County is rife with such developments and many are being given services at taxpayer expense to bring them up to code.

Property in El Paso County must have these basic services – water/wastewater and electricity – on-site or be at least 5-acres or better –with other conditions – in size before it can be transacted. Most of the property held by HCIA members does not meet the burden of HB1001 to be legally bought or sold.

This is why HCIA started both the Tenure and Lot Assembly

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HB1001 proven out: Lack of water dangerous for residents

A June fire just north of Horizon City wiped out two pallet manufacturing businesses, business equipment, 30-plus cars, homes and killed a horse. Property damages and losses are estimated into the millions of dollars for the people that lived and worked there. And one can certainly not underestimate the emotional impact to those people that have lost their homes, businesses and possessions.

However, the people of Colonia Revolución chose to live, build and work on land that did not have basic infrastructure and services. There is a large sign posted at the colonia warning prospective buyers that there is no water. The lack of on-site water made this fire very hard to

contain. And it is this fire that bears out the wisdom of HB1001 passed in 1995.

The Colonia Revolución fire was started by two workers burning trash at one of the pallet companies. Twenty tanker trucks from at least 10 fire departments and private fleets came to put down this fire. The nearest source of water was just over a mile away. According to one fire fighter, a tanker would need to make the two-mile roundtrip every 15 minutes or so bringing 1,500 to 2,000 gallons of



The Horizon Fire Department, along with nine other departments from two states, put down this fire without water at the site. Fortunately, they prevented it from spreading to other nearby neighborhoods.

water per trip. This went on for six straight hours and then abated gradually.

The original owners of Colonia Revolución rushed a platt through the El Paso County Courthouse, in expectation of, and just prior to HB1001 becoming law. By beating HB1001, the property owners were able to sell undeveloped property without services.

Ironically, 18 months or so ago,

See FIRE, Inside

Another lot assembly unit completed

Some property owners with lots in Horizon City Estates, which has 104 units, will begin to receive information from HCIA detailing the consolidation of their lots into salable parcels. Letters will only be sent to members that own property in the affected units.

In February of 2010, HCIA sold its first consolidation project in Horizon View Estates, Unit 25. This will be a continuing role for HCIA. We will assist with appraisals and administer the sale process, etc. HCIA will handle communications with buyers and developers.

Based on location and the expected path of development, we will continue to mail participation forms to members who own land in other subdivisions and units selected for consolidation. When you receive your participation form, we urge you to sign and return it promptly.

Clint ISD sees steady student growth

Clint Independent School District (CISD) continues to grow as development continues moving east in El Paso County. CISD now has a total student population of 11,650 and employs 1,500 people. More than half CISD students attend Horizon area schools.

The Central Office was relocated to Horizon area in 2003 as well as Transportation Department. Horizon is the midpoint, geographically, in the sprawling district. In 2004, 3,345 students attended four schools in the Horizon area. And in 2006 voters approve a \$90 million bond election that included construction

of a new school in Horizon.

From 2008 to 2011 the student population in Horizon has grown from 5,212 to 6,070. There are now six schools in the Horizon area and they have seen an increase of 3.3% growth since 2010. District-wide the growth from 2010 to 2011 in CISD is 3.6%.

The six Horizon schools, and attendance, are Horizon High School, 1,091; Ricardo Estrada Jr. High, 800; Horizon Middle School, 923; CT Welch Intermediate, 910; Desert Hills Elementary, 1,058; and Frank Macias Elementary, 1,288.

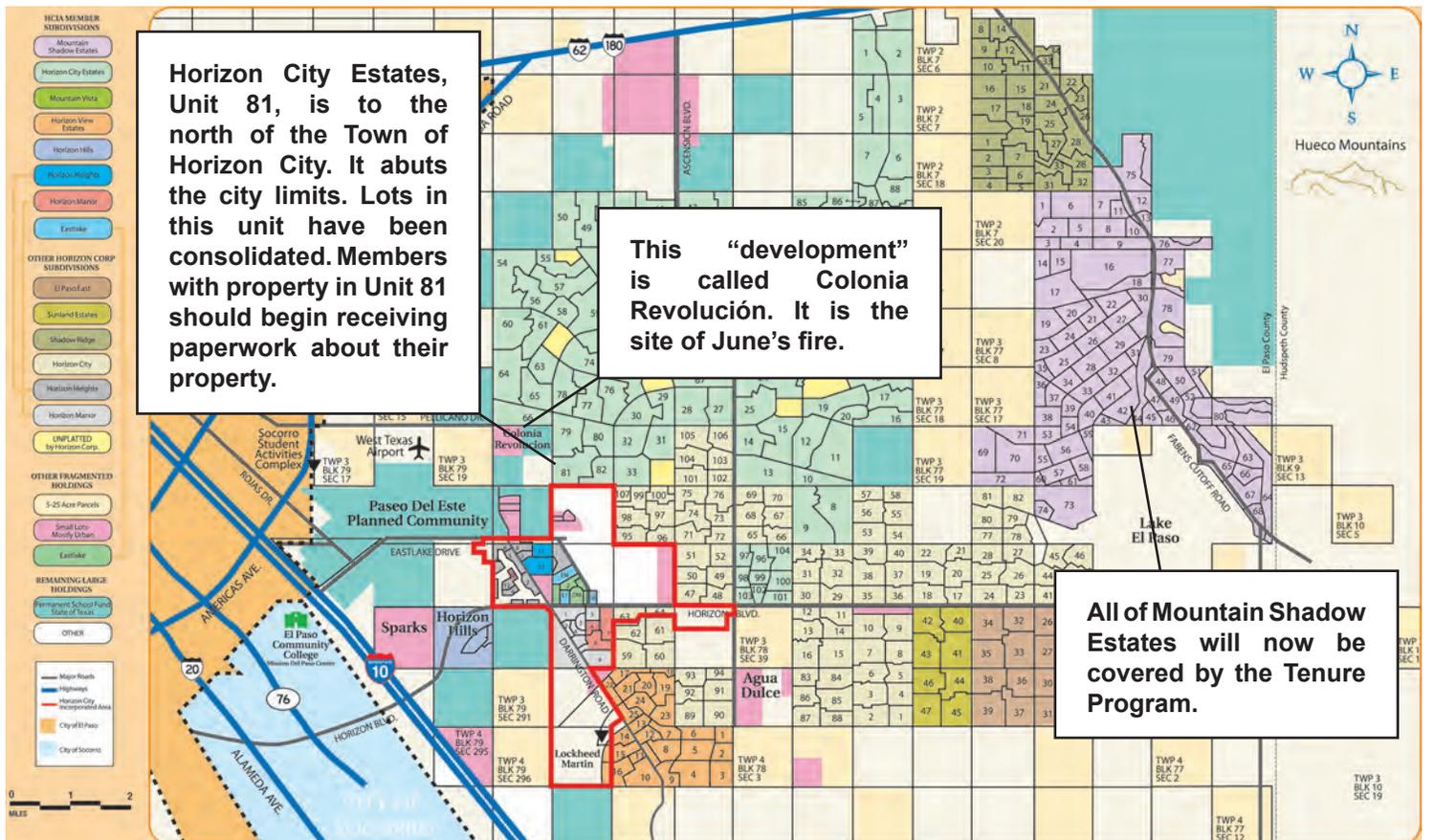
— Laura Cade, PIO for Clint ISD

Tenure Program a go in Mountain Shadow Estates

Property owners with lots in Mountain Shadow Estates, which has 80 units, have agreed to enter the Tenure Program. This will keep the land covered by HCIA covenants and give the property owner HCIA services for 10 more years. Letters are being sent to current members that own property in Mountain Shadow Estates about what they need to do next.

The Tenure Program will be offered

to all members in an orderly process. The yearly dues from members pay for services HCIA provides, like the Lot Assembly Program and other marketing efforts. If a member lets the membership lapse, HCIA is limited in its ability to help the property owner maintain land standards or to sell the property. When you receive your participation form, we urge you to sign and return it promptly.



HRMUD to connect three new wells

To keep up with rising demand, the Horizon Regional Municipal Utility District (HRMUD) is in the process of expanding its supply, treatment, and distribution facilities. The ongoing construction projects include:

Water

- Three new 1,000 gpm wells to feed HRMUD's reverse osmosis plant;
- Approximately 7 miles of 24-inch waterline for transmission of raw water from 5 new well sites (three currently under construction, two future expansion) to the reverse osmosis plant;
- New one million gallon elevated storage tank north of Eastlake Boulevard;
- Two miles of 16-inch feedline and system loop line from the reverse osmosis plant to the new elevated storage tank;
- One mile of 24-inch potable water transmission line from the reverse osmosis plant to the intersection of Eastlake Boulevard and Horizon Boulevard;
- Two miles of 12-inch potable water feedline to HRMUD's Elevated Storage Tank Number 3 at LTV road;
- New Booster Pump Station at the reverse osmosis plant; and



Horizon Regional MUD buried this pipe in early June. It will deliver well water to HRMUD's reverse osmosis plant for blending.

- Two million gallon per day expansion to reverse osmosis treatment capacity (additional land has also been acquired for a future expansion to the reverse osmosis plant).

Wastewater

- New three million gallon per day (3MGD) wastewater treatment plant; and
- 2.5 miles of 36-inch gravity line for treated effluent disposal to the Mesa Spur Drain.

The new system improvements will provide an additional 2,667 connections (living unit equivalents) of water capacity and 6,667 connection of wastewater capacity. The new wastewater plant is also producing higher quality effluent that continues to be disposed of through spray irrigation on two spray fields south of Horizon Boulevard, and on Emerald Springs Golf Course.

– Linda C. Troncoso, P.E.
Gray - Jansing & Associates, Inc.
Engineers for HRMUD

Fire

From Front Page

residents of Colonia Revolución turned down the opportunity to obtain water from the Horizon Regional Municipal Utility District (HRMUD) that would have meant water on site for this fire. The residents would have to provide sweat equity labor or funding to install the water lines and Colonia Revolución would be put on HRMUD's water distribution system.

The initial distress call kept fire fighters on scene for 13 hours. In the following days the Horizon Fire Department returned multiple times to knock down hot spots. Rough estimates at water usage are staggering – 9,000 gallons of water every 15 minutes for the first six hours, then slowly tapering off.

This fire will also have an impact on the community-at-large for several months. For a few minutes at the height of the fire, the wind turned 180 degrees pushing the fire and heat back at fire fighters and their equipment. QUINT #1, HFD's heavy duty, multiple use truck will likely be sent to Wisconsin for a factory refit of some of its components including the ladder, damaged electrical boxes, the water cannon and melted lenses. Four other vehicles – Pumps #1 and #2, Tanker #1 and Squad Truck



This sign – in English and Spanish – plainly warns prospective buyers that the property has no water services.

#1 – will be rotated in and out of the shop to repair cosmetic and minor damages one at a time. There is also hose and saw damage to repair or replace. So while Horizon communities with infrastructure may have water, the equipment they depend on for safety will be out of service for a short time.

This fire demonstrated, all too vividly, the need for proper services on property before it can be transacted or built upon.

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Socorro ISD prepares for growth

On Saturday, May 14, voters in the Socorro Independent School District (SISD) approved Bond 2011; the largest facilities bond referendum in the state of Texas this year. Bond 2011 will insure

nearly \$300 million to address the accelerated increase in student enrollment by providing resources necessary to construct three new elementary schools and a middle school; complete the

District's two newest comprehensive high schools; and, to re-modernize and improve existing campuses.

The Horizon community and surrounding areas will benefit directly from Bond 2011 with the completion of the state-of-the-art Eastlake High School, the construction of a new elementary school, and improvements to Horizon Heights Elementary School.

Beyond the students and teachers, Bond 2011 will improve the community in a number of ways. It will lead to short- and long-term jobs, lead the continued development of the business community, and improve the overall quality of life. For example, new schools will mean more construction-related jobs as well as teaching and maintenance jobs. Research shows that for every dollar invested in Socorro ISD, the District returns \$4 to the local economy.

New homes and world-class schools will attract new businesses to the area, which will result in the hiring of local citizens and contributions to the tax base. The development of the community will also lead to other improvements, including parks, sidewalks, and public spaces. As a result, the bond will lead to higher property values.

To learn more about SISD and Bond 2011, please visit the District's Web page at www.sisd.net.

– Daniel Escobar, PIO for Socorro ISD

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Programs. Grouping members' lots together into large parcels allows HCIA to offer the land for sale without violating Sate law. It also makes the land attractive to developers because they can purchase large parcels without the need to contact every property owner. HCIA will continue to do this for its membership. Your dues cover this service.

The Tenure Program allows property owners to remain under HCIA covenants after the original time period has lapsed. This program lets members continue to receive services – like the Lot Assembly Program – for their property for an additional 10 years.

As this area grows, property owners will begin to see some

return – or recoup – money on their investment. HCIA is aware that many people have held onto property for many years waiting to cash out. And that time is getting closer and closer for many members. But please do not get fooled into spending more money unnecessarily.

Reputable agents will not require large sums of money to list or sell your property and most of our members' land is blocked by HB1001 from being bought or sold as it now sits. Do not give out any personal or banking information to people contacting you about your property. When HCIA contacts you, we already know about you and your property ID and won't ask those types of questions.

And remember, you can always call us about your property or any paperwork you receive regarding your property. Our toll-free number is 1-800-729-4949.