

PGOST

The Provisional Government of Santa Teresa (PGOST) was established for the purpose of creating an incorporated municipality and establishing the city government for the residents and businesses of Santa Teresa, New Mexico.

ATTN: All Homeowners/Residents of Santa Teresa. Please read the following information as it will have a profound effect on your future property taxes and home value. Thanking you in Advance

As many residents know, Sunland Park has passed a resolution to annex 229 acres of Santa Teresa. We (homeowners) are making an effort to stop this annexation and also our petition to Incorporate Santa Teresa into a new city is with the court of Appeals awaiting its day in court. We are the Provisional Government of Santa Teresa (PGOST). As you might remember in 2016 Judge Mary Rosner retracted her decision allowing us to move onward to become a city, during all this time a developer by the name of Bill Hagan and the Socorro Group had already petitioned to Sunland Park to annex 229 acres of land that had been included into the Incorporation map filed with Dona Anna County in 2015. This was wrong and PGOST had to hire Attorney's to stop this. If Sunland Park and the Developer succeed these homes will be smaller and built on much smaller lots with less restrictions because they will follow Sunland Parks codes and not Dona Anna County. Although the cost of these homes has not been published, it is anticipated they will cost less than \$200,000. This will greatly reduce the value of our properties.



Another important issue, it looks like Sunland Park will not stop at this annexation they will continue with the rest of Santa Teresa, since there will be continuous land now. City Property Taxes will be paid to Sunland Park and this estimate is at a 20-25% increase to what we already pay and they will not repair our roads. Back to the builder, they have not submitted an environmental study on the water or sewer systems, which are already taxed to the maximum, and the added congestion of traffic on Country Club Road and our local streets will certainly have a negative effect on Santa Teresa. The builder wants to build these homes using (SP) substandard codes and DOES NOT want to build these homes under the stricter Dona Anna building codes enabling them to build cheap high density houses within our boundaries. We are in the process of fighting this annexation in court. We will be doing this in the Santa Fe Court of Appeals too. PGOST and the lawyers feel they have a very strong case to stop the annexation and proceed with our own Incorporation.

The process of this fight comes at a cost. Right now we have an agreement with Robles and Real Law firm out of Albuquerque NM; they are charging a fee of \$36,000 to handle these cases. To date we have received \$7,200 in new donations for the Annexation case, our goal is to make \$4,000 payments a month to this law firm and we need everyone's help in our continuing efforts to raise the remaining balance of \$28,800.

We are also in need of volunteers and street Captain's to help us get a complete and accurate list of all our homeowners/residents/emails/phone numbers to keep all informed of our progress. There are approximately 850 homes in Santa Teresa. If every home contributed \$100 we would have enough to pay the legal fees. Realistically we know that we can't expect to get 100% of all residents to contribute. A sizable percentage of these homes are either for sale or rented, while some are vacant and then there are some that either can't or just will not give. Santa Teresa has been going downhill and will continue to decline even further if this annexation takes place. We have two choices, pay now or pay later. Think of what a 20-25% rise in your property taxes will cost you and then figure in how much less your property will be worth after we are surrounded by low cost homes and still no road repairs. The tax increase and falling value of our homes is far more costly than any donation.

We are offering many ways to pledge money for those that are able and willing to make a difference. You can make a monthly pledge of any amount you can afford. You can make checks out to PGOST and mail checks to P.O. Box 1362 Santa Teresa, NM 88008 or PGOST.org and click on the Pay Pal icon all credit cards welcome. Or call Mary at (915) 526-1787 and she will take donation by Square. And of course we can go by your home if your donation is in person.

There are community biweekly meetings held at the old Dairy Queen just outside the gate on McNutt. These meetings are ongoing every other Thursday, going forward from June, 28 (The only Wednesday) after June back to Thursday's at 7:00 PM. We urge you to try and make as many meetings as possible so that you can keep informed of where we are in the legal process, give input to the community and get to know more of your neighbors and community partners.

If you can't make meetings, please take time to go to PGOST.org to see the organization documents, proposed map of incorporated area, history of our area and so much more! FINALLY, please contact one of your block Captains to give them your information, or contact Mary Gonzalez at Mary Gonzalez / 915-526-1787 President for PGOST santateresanm@gmail.com