



PARK PLAZAS NEWS

July 2022

www.ParkPlazas.org

From the President

Let's "Play it again, Sam!" and continue to talk about FIRE and WATER.

FIRE!

After their initial discussions with Porfirio Chavarria, Santa Fe Fire Department's Wildland-Urban Interface Specialist, our Community Manager **Richard White** and Landscape Committee Chair **Nora Haskins** met him on-site to explore additional fire risk mitigation actions we ought to consider in the Park Plazas Common Area and on some representative lots. We have scheduled a community-wide meeting with Mr. Chavarria (via Zoom) at 5:30 p.m., Tuesday, July 26th. Residents of Pueblos de Rodeo Road and Pueblos del Sol, our neighboring communities, also will be invited to participate. In July, we will provide reminders of this meeting with the Zoom link, and encourage everyone to participate.

Mr. Chavarria also will conduct no-cost, on-lot inspections of homes and grounds to give us individualized recommendations. Scheduling is easy. Judy and I are on his schedule already! All it took was a phone call to his office: (505) 955-3119.

Interestingly, out of the blue, Liberty Mutual Insurance Company, our personal homeowners' insurer, notified Judy and me that it has contracted with another company to provide special services if we become aware that our property is in the path of a fire. This includes application of fire retardants, removal of vegetation, and other risk mitigation steps – all at no cost! I think Liberty Mutual recognizes that an ounce of prevention is worth a pound of cure. I recommend that you check with your insurer to see if it provides similar benefits.

WATER!

I noted last month that water use in the May billing increased 75 percent over 2021, due in part to springtime landscape watering on personal property as well as residents watering Common Area trees near their homes at our request. We are working with

Emergency Ecology Solutions (EES) on strategies to preserve, protect and enhance our landscaping, which the Board has resolved is the Association's #1 priority. EES did a detailed analysis of irrigation and plant maintenance in Plazas Relampago, Lirio, Campanilla and Cordero (ParkPlazas.org-Governance-Studies - *Irrigation & Tree Study*) and is reviewing the remaining cul-de-sacs to help us develop strategies to focus on that priority.

EES prepared a document detailing watering instructions for those who are watering Common Area trees, posted on our website. The highly-technical instructions may be more than many of us lay persons can absorb and follow in our watering activities, so we will post a simplified summary as well.

ParkPlazas.org~Features~Landscape.

In connection with our #1 priority, **Marianne Murray**, a member of our Landscape Committee, led a "field trip" for our Manager, Nora and me to The Academy for the Love of Learning where she is a member of the faculty. Located on 80+ acres in Seton Village, seven miles southeast of Park Plazas, the Academy has extensive xeriscaped landscaping. We toured the core portion of the property with David Gordon, Director of Academy Center Development, who is responsible for creating and now overseeing the landscaping. He talked with us about techniques that can support better care of the significant aspects of our landscaping, and how to introduce aesthetically-pleasing and functional additions into our community.

As I write this, the sky is clearing after an unusual series of overcast days that provided what we knew as "farmer's rain" where I grew up – long, gentle and soaking. The Hermit's Peak and Calf Canyon fires are 93 percent contained and flash flooding hasn't occurred in that area. Hopefully, with the efforts of the thousands of firefighters who came to help, and remain at work, soon the fires will be out and the focus will turn more fully to restoration of the landscapes and communities that have suffered so dearly.

Tom Carr, President

Manager's Report

- ▶ **Community Fire Risk Assessment:** **Nora Haskins** and **Richard White** met with Porfirio Chavarria, SF Fire Department's Wildland Urban Interface Specialist on June 15. Park Plazas is located in a Low Risk area, however there were a few areas within the community where he noted vegetation is too close to homes and windows. His most common recommendation was to create horizontal separation where possible. Porfirio also reiterated his availability for individual home risk assessments. Property owners simply need to contact him at (505) 955-3119.
- ▶ **A Zoom-based Community Meeting** discussing fire risk reduction strategies, to be facilitated by Porfirio, is scheduled for Tuesday, July 26th at 5:30 p.m. Meeting information and the Zoom link will be posted on our website. The meeting invitation will be extended to Pueblos de Rodeo Road and Pueblos del Sol, our HOA neighbors to the west and south, respectively.
- ▶ The **ACC violations** inventory is still in process and not fully complete. Of the violations noted to date, 34% involve fences, 20% garages, 49% gates, 11% stucco, 27% trim and 14% personal uses of Common Area.
- ▶ The PPCSA office staff and the Landscape Chair continue to meet weekly to direct **our landscape crew**.
- ▶ This office, Landscape Committee Chair, and Mick Nickels from Emergency Ecology Solutions met to finalize the scope of the balance of his **irrigation assessment work**.
- ▶ Mick reinforced the notion that **community involvement is essential during this unprecedented drought** to give our trees and vegetation the greatest chance of surviving. He was asked to prepare detailed instructions to help willing residents maximize the effectiveness of their efforts to water nearby common area trees and vegetation. His document, *EES Watering Guide 06/2022*, is posted on ParkPlazas.org~Features~Landscape.
- ▶ Efforts to **clear up past due balances** on accounts receivable continue to be effective. In most cases, homeowners simply did not realize

they needed to reregister with our new ACH service provider to opt into the automatic payment system. They were quite happy and willing to do so in order to get caught up on payments.

- ▶ Our supply of **replacement water meters** has been replenished and the office will resume scheduling water meter replacements.

Richard White

CommunityManager@ParkPlazas.org

Office: (505) 471-8809 Cell: (505) 396-0028

Board Notes

A Regular Meeting of the Board of Directors was held Wednesday, June 22, 2022. Other than approval of the Minutes of the May meeting and accepting reports from the Manager and various Committees as submitted, the Board took no formal actions. General discussion occurred relating primarily to these topics:

- Continued work on identifying **fire risk mitigation** strategies and the Zoom community meeting to discuss these strategies;
- A meeting held with Artman, the Association's **cul-de-sac sign** consultant, to focus on exploring additional upgrade/replacement possibilities to possibly lower project costs and retain more aspects of the current signage;
- Installation of **handrails** in selected locations within the Common Area to reduce the risk of residents and guests tripping or falling;
- A proposal from the Association's paving contractor for **improving selected "social trails"** – i.e., pathways created by people walking off the paved trails into the Common Area – so as to prevent erosion and further damage to the Common Area and improve the trails' aesthetics;
- Continuing work by Emergency Ecology Solutions to **evaluate plantings and irrigation** systems in the cul-de-sacs not addressed in its initial detailed study; and
- The possibility of scheduling spring and fall **community clean-up days** to improve the aesthetics of the community. Assistance would be provided to residents with disposal of yard debris.



ACC Spring Inspection

Each spring in Park Plazas, the Architectural Control Committee (ACC) conducts a survey of the maintenance status of our homes, per our Covenants. This year the survey was completed in early June.

We understand that during the past couple of years the pandemic has made performing some types of routine maintenance more cumbersome. Finding a time slot with contractors and handymen has been difficult, resulting in delays, often of several months. This year we seem to be catching up! However, the ACC has observed a few concerning patterns while out and about:

- **Lots of canales need attention** - either repainting or replacement of rotted wood, or both. It's easy to overlook canales, but many of them are reaching the end of their useful life.
- **Garage door frames have dried out** and are in need of repairs and painting. Especially noticeable is rotten wood on the side frames near the ground.
- **Mismatched stucco colors** are very visible on some homes with fairly large swaths of updated stucco that don't match the rest of the house. Patches, especially if they are painted over with mismatched paint, stand out and are unsightly.
- **Garage doors are not the approved trim colors** on many homes with a myriad of colors other than those approved by the ACC. Many are also faded and chalky – it's time to repaint those.
- **Fence colors have strayed** from the originally adopted concept of "warm" weathered cedar colors. Instead, many fences have been painted bright and/or "cold" colors. Grey paint was found in many places; lighter shades of gray can be both bright and cold. These are not the approved fence colors as adopted by the PPCSA Board in 2021.
- **Unsightly wiring** of various sorts runs up the outside of many homes. It may be either dark wire or wire encased in a shiny conduit; either type stands out against the stucco. Recently, cable installers have done sloppy work with tangles of excess wire left behind. Bundling the wires with large zip ties and painting them to match the underlying stucco will help improve the appearance of many homes.



Each homeowner should have received their completed inspection form in the mail during the third week of June. Please read through the checked items and comments. If your form states "Fall Re-inspection" at the top right, you will need to address the noted maintenance items during the next 90 days. The ACC will conduct a fall follow-up inspection for these properties.

Spring Inspection is the biggest task of the year for the ACC. It involves looking at each and every one of our 442 homes, on foot, and making careful and thoughtful comments about what we see. Thank you to all the ACC members plus several additional Park Plaza homeowners, a dozen people in all, who conducted the 2022 Spring Survey.

Bruce Bender
Chair, Architectural Control Committee

RAIN! RAIN! RAIN!



PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza
2801 Rodeo Road, E-1
Santa Fe, NM 87507

OfficeManager@parkplazas.org
(505) 471-8809

BOARD of DIRECTORS

Tom Carr, President
Bruce Bender, VP
Chris Bartsch, Treasurer
J.D. Bullington, Secretary
Mary Dolman
Irene Epp
Bob Jacob
Peter Whitman

Richard White, Community Manager
Cathy Kosak, Office Manager

PPN is prepared by PP Communications Committee:
Kathy Bell Hargrave (Chair), Tom Carr, Laurie Glaze, Marianne Murray, Richard White

July PPCSA Board Meeting

Wednesday, June 27
6:30 PM

~ in-person, Rodeo Plaza Office ~
(Proof of vaccination and booster required to attend.)

Community input is invited
at the beginning and end of the meeting.

Download the Board Packet 2 days before meeting:
www.ParkPlazas.org