

PARK PLAZAS NEWS

From the President

Around the Neighborhood---

Hope you are enjoying summer in Santa Fe – hoping for a plentiful monsoon season!

In June, the board held a half-day strategic planning session where priorities were identified and workgroups formed to create an overall strategic plan to guide the board in its work - operational needs including landscape, water/sewer, the RV park, asphalt/pavement, and sustainability and administrative needs such as succession planning, board development, and resident education/communication. And, of course, the financial resources to maximize quality of living and property values will be a component of every workgroup as well as the board appointed Finance Committee.

The workgroups are Landscape, Irrigation and Grounds led by Gene Harrell; RV Park led by JD Bullington; Administration led by Irene Epp and Connie Crow; Water/Sewer led by JD Bullington and Connie Crow; Sustainability led by Steve Harvath. Our current Finance Committee members are Tom Carr, Richard White, Steve Harvath, and Laurie Glaze. Each group is interested in resident involvement so if you would like to learn more about participation, please contact me at president@parkplazas.org.

Summer means increased activity for our staff and Landscape Committee volunteers. In April Gene Harrell became the committee's board representative and members created groups of walkers that are recording observations and submitting reports for follow-up. The committee and board are conscious of the need for adequate "boots on the ground" as well as management/oversight of a fast-changing environment and what that means for trees,

shrubs, water, etc. There are no quick long-term solutions, and needs are multi-faceted. We could not do this work without the dedication, research, and partnerships that members of the Landscape Committee have brought forward.

For our spring architectural control inspections, committee members focused on deferred maintenance – replacement of canales, multiple stucco colors, worn stucco, rotten wood, etc. - as opposed to violations – unapproved paint colors, etc. We developed a new inspection report form that will include photos of these maintenance needs. We will only mail letters to owners whose homes did not pass inspection – those with no issues will not receive any report and we thank you for your attention and maintenance. And finally, when inspecting properties and looking at the rear of properties, it is very easy to get confused about house and lot numbers - if you get a report that doesn't apply to you, please let the office know. With 442 homes to inspect – front and back – this is a labor-intensive and time-consuming process and we thank Richard White and Tom Carr for their diligence!

Communication is an important issue within our community and we are working to strengthen ways of sharing information with residents/owners. Today approximately 80% of residents/owners are in our email database. We continually look at ways to bring efficiencies while recognizing limited resources and capacities and electronic communication has become our primary means of getting information to all – the monthly newsletter, billing information, neighborhood activity, etc. Renters and owners, we encourage you to make sure the office has your email. Your

From the President...

information will not be shared but it will enable you to not miss out on important and/or interesting news.

In the past several years, several of our neighboring communities have experienced devastating tragedies, most recently the fires in Ruidoso and the floods in Las Vegas. As you have heard many times, "it takes a village" and only by coming together can we best serve the interests of everyone. Please keep these folks in your thoughts as they work to rebuild their lives and livelihoods.

In closing, thank you for all that you do to maintain our neighborhood and protect our property values. For concerns or questions, please contact me at president@parkplazas.org.

Laurie Glaze, President

Park Plazas Community Services Association

Board Notes

The Board met on June 26, 2024. Items from the meeting include:

- Report on the results of the strategic planning session
- Reports from various committees
- Pending a review by counsel, the Board approved adoption of an updated employee handbook, the Office Manager's job description and the roles and responsibilities for our recent engagement of an independent bookkeeping contractor.

Next meeting July 24, 2024 at 6:00 pm, PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Items of Interest

- AFJ Paving finished concrete work and the installation of a hand railing in Yucca cul-de-sac.
- We received a quote for resolving a drainage issue in Piñon cul-de-sac. Completing this first step will allow us to proceed with landscaping the area.
- The Manager's Office has been working with the Landscape Committee to refine the process of assigning work to the grounds crew.
- Database software to manage the ACC inspections is nearly complete. Inspection reports should be mailed the first week of July.
- Mapping of the recently upgraded irrigation zones will begin shortly. The goal is to mark the location of each emitter, identify what vegetation is being served by that emitter and assess the effectiveness of the emitter location and relocate as needed. Other efficiency factors will also be considered.
- Many thanks to those residents who are notifying the Manager's Office of emitters that have gone awry.
- The new tennis court shade structure should be installed (bolted to the cement) later in July. The original structure was destroyed by the May micro-burst.

Richard White

CommunityManager@ParkPlazas.org

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

Recent Comings and Goings

Rattlesnakes

A recent report to the Manager's Office referred to an encounter with a rattlesnake sunning on the walking path. The encounter was uneventful and serves as a good reminder that being aware of one's surroundings when out on the walking paths is a good thing.



Rattlesnakes rely on the environment to heat their bodies and asphalt is a perfect heat source, especially this time of year. Although such an encounter could be viewed innocuously, it's not. It's very dangerous. A rattlesnake's strike is lightning-fast and they can strike something that's half the length of their body away. They are aggressive when feeling threatened. If you see something like this, just turn around and go the other other way. By the way, though the accompanying image serves as a reference for what a snake sunning on the asphalt path may look like, it's not from Park Plazas. For more information on poisonous snake bites in New Mexico, click on [NM Poison Center at UNM](#).

Notes from your Landscape Committee, July 2024



Are you seeing bright orange tape hanging on our vegetation these days?

We are trying out a new landscape surveying method to systematically assess all 36 cul-de-sacs on a periodic basis. Areas that need maintenance are brought to the Manager's Office for assignment to Oscar and Arturo when appropriate.

We use the tape to pinpoint the position of concern. Our 36 cul-de-sacs cover a lot of ground so our seven members are conducting "walkabouts" to notate all the obvious landscaping needs of the Common Areas in between and amongst each of the cul-de-sacs. As

always, if residents have landscape concerns that we have missed, please contact the Manager's Office directly.

Private Landscaping in the Common Area

Wanting to landscape outside of your lot? There's an app for that! An application for landscaping the common area that is. The application is available at the Manager's Office and by [clicking here](#).

Some of the most beautifully landscaped areas in the community can be found adjacent to someone's yard. It's a scenario where the lot owner has come up with a well thought out plan to take over and manage a small area and give it the time and attention in a way the Association doesn't have the resources to match.

Those looking to be responsible for a small portion of the landscape adjacent to their property will find a very helpful list of approved xeriscape plantings.

If you decide to do something in the common area, please be sure to complete the application and submit it to the Manager's Office for review and processing.



More on the ACC Inspection Reports

A new version of the ACC inspection report will be in the mail shortly. As mentioned earlier, the focus this year was strictly on deferred maintenance. Towards the end of February, a team of two embarked on the task photographing deferred maintenance issues and tying those photos to their respective lots. When it was all said and done, there were approximately 284 images taken associated with approximately 175 lots. The goal of having two people do the inspections rather than 12 or more as in years past, was to increase consistency in the subjective assessment of deficiencies. Data management has evolved considerably from where it started in February.

Every effort has been made to ensure data integrity. However, anytime data passes through multiple filters and processes there is a chance something gets out of sync. If you receive a report and notice something is not right, call the Community Manager with your lot number and your concerns will be addressed and resolved.



July Dates

- July 2nd - National Wildland Firefighter Day
- July 4th - Independence Day
- July 14th - National Mac & Cheese Day
- July 18th - World Listening Day
- July 27th - National Creme Brûlée Day
- July 31st - International Caps Lock Day

Board Meeting

Wednesday, July 24th
6:00 P.M.

~ Manager's Office ~

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

The Board packet is available for download
on the Monday before the meeting.

www.parkplazas.org

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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

OfficeManager@parkplazas.org
(505) 471-8809

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PPN is prepared by the
Communications Committee
Laurie Glaze, Chair