

PARK PLAZAS NEWS

www.ParkPlazas.org November 2026

From the President

Around the Neighborhood ----

Is there ever a more beautiful time in northern New Mexico than fall! The weather is lovely, the leaves are bursting with color, and it is a perfect time to be outside. Hope you are enjoying these magical days.

Preparing Your Fireplace and Chimney for Winter

Chimney maintenance is an important safety topic for our entire community, and regular inspection and cleaning are essential to protect individual homes and the neighborhood as a whole. One of the primary concerns associated with dirty chimneys is the buildup of creosote, a highly flammable byproduct of burning wood and other fuels. As smoke travels up the chimney, creosote can accumulate on the interior walls, and this buildup can lead to a chimney fire. These fires burn extremely hot and can damage chimney liners, masonry, and nearby framing, sometimes spreading beyond the chimney itself and into the home or adjacent structures.

Chimney fires don't always announce themselves dramatically. While some produce loud cracking sounds, flames, or sparks, others burn slowly and go unnoticed. Even these smaller, hidden fires can weaken the chimney and significantly increase the risk of a future house fire. In a community setting, this risk extends beyond one home, potentially threatening neighboring properties as well. A dirty or blocked chimney can also create serious health hazards. Soot, creosote, debris, or animal nests can restrict airflow and prevent exhaust gases from venting properly. This can cause smoke and carbon monoxide to back up into living spaces.

To reduce these risks, homeowners are encouraged to have their chimneys inspected and cleaned at least once a year by a qualified professional, particularly if fireplaces or wood-burning appliances are used regularly. Maintaining chimneys is not only about protecting individual homes, but also about preserving the safety, value, and well-being of the entire community. Regular chimney care helps prevent fires, improves heating efficiency, and supports the Association's shared goal of maintaining a safe and secure neighborhood for all residents.

Additionally, the City of Santa Fe mandates that masonry chimneys feature a sloped concrete, metal, or stone cap with a drip edge and a caulked bond break around flue liners, adhering to the New Mexico Residential Building Code. We have had a number of homes where raccoons, squirrels, etc. were nested in chimneys when there was an opening. Routine cap replacements or simple swaps generally do not require a building permit, whereas structural rebuilds or major chimney relinings do.

Fire Pits in the Yard

New Mexico is rated as STRICT for fire pit regulations. In the City of Santa Fe, backyard recreational fire pits and portable chimineas are generally allowed without a burn permit if they are under 3 feet in diameter and 3 feet in height, burn clean wood (not trash or debris), are contained within a fire ring, pit, or fireplace with spark arrestor or means of prevention of embers and include a 25-foot clearance from structures and combustibles. Gas fire pits (propane or natural gas) are strongly preferred and may be the only option during fire bans.

Disposing of Ashes From Fire Places - Adopted in New Mexico October 21, 2026

Before tossing your ashes, remember - gray does not necessarily mean cold. Ashes and partially burned wood can retain enough heat to ignite combustible materials long after a fire appears to be extinguished. When cleaning out a wood stove, fireplace, or fire pit, assume that gray ash is still warm. Place the ashes by themselves in a sealed noncombustible container, such as a metal bin with a tight-fitting lid, and allow them to cool for 24–96 hours, recognizing that larger quantities may require several days to cool completely. Never use cardboard boxes, paper bags, plastic containers, or other combustible or meltable materials to store warm ashes. Keep the closed container outdoors on a noncombustible surface and at least 10 feet away from buildings, decks, firewood, and other combustible materials. Do not place warm or potentially hot ashes in household trash, as hidden embers can ignite garbage or trash containers. Once the ashes have cooled completely, you can place them in a plastic bag, tie it securely, and dispose of it in your curbside trash can or at a solid waste transfer station.

Thank you for all you do to make Park Plazas such a special community. We wish you and yours a very HAPPY THANKSGIVING!

Laurie Glaze,
President, PPCSA
president@parkplazas.org

Board Meeting Notes

The Board met on Wednesday, October 28, 2026.

Items from the meeting included:

- Approved minutes from 9.21.26 meeting;
- Approved 2027 budget;
- Approved various committee reports;
- Update on ACC inspections;
- Update on recruitment of Community Manager;Discussed pilot project to temporarily place video cameras in Vehicle Yard.Next monthly board meeting will be held on **Wednesday, December 9, 2026** at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Landscape

- We'll be meeting with Tierra Bonita In early November to discuss winter projects. Such projects include removal of trees overcrowding the trees we want to keep, cutting back overgrown ground cover along the public streets, pulling up Siberian Elm and Russian Olive volunteers, and removal of trees where the primary growth is from suckers.

Asphalt and Paving

- The annual cul-de-sac inspection is complete and we're expecting AFJ proposals for 2027 in due course. Identified asphalt maintenance includes crack filling and seal coating cul-de-sacs. Additional work may arise for 2027 depending on what kind of winter we have this year. A hard winter could lead to more projects.
- Seal coating for 4 cul-de-sacs was scheduled, but due to the rain fall, all work was rescheduled for later in the month.

Sales & Walk-ins

- Currently there are 3 properties listed for sale and 2 that are pending. Properties that closed in 2026 total 29.

The Association's 2027 Budget was approved by the Board at its October Board meeting. A copy is available under the Shared Documents section of the online owner's portal. Go to Park Plazas.org and click on the login button. Please contact the office with any questions.

Winter Projects: Caring for Our Landscape

As we move into the winter months, our landscape management efforts will shift from the demands of the growing season to projects that are best tackled when vegetation is dormant and the pace of routine maintenance slows.

As previously mentioned, one of our priorities will be identifying areas where desirable native trees, particularly piñon and juniper, are competing with less desirable species such as Siberian elm and Russian olive. Throughout Park Plazas, there are numerous examples of these trees growing in close proximity, competing for sunlight, water, and nutrients. By selectively removing competing trees, we can give our native trees the space and resources they need to thrive.


Multiple species vying for limited resources

We also plan to restore the Park Plazas entrances along Camino Carlos Rey at Plaza Blanca and Plaza Verde. This is an important part of our community's appearance and deserves attention.

Winter provides an excellent opportunity to undertake these projects. With less time devoted to mowing, irrigation, and weed control, our landscape crew can focus on improvements that might otherwise be difficult to accomplish during the growing season.



November Dates

- Nov 3rd- Give Someone a Dollar Day
- Nov 7th - International Merlot Day
- Nov 13th - World Kindness Day
- Nov 18th - Married to a Scorpio Support Day
- Nov 27th - Dine Over Your Kitchen Sink Day
- Nov 28th- Aura Awareness Day

Office Hours for the Manager's Office

Open Monday, Wednesday and Friday
from 8:30 a.m. to 1:00 p.m.
or by appointment. 505-471-8809
Calls and emails will be returned within 48 hours

Next Board Meeting

Wednesday, December 9th
6:30 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



Election Day Is Fast Approaching

From Ann Moon, Park Plazas Resident:

Election Day is this Tuesday, November 3.

If you need transportation to cast your ballot please call or text Ann at 505-690-2176. If you are willing to provide transportation to others, please contact Ann for more information.

Let's make sure everyone who is eligible to vote has the opportunity to cast their ballot.

THANK YOU!

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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