

# PARK PLAZAS NEWS

## From the President

### Around the Neighborhood---

2024 has seen a large number of home sales in Park Plazas and we want to welcome all of our new neighbors! We are fortunate to live in such a desirable community that when it was built was in the country but today is the middle of Santa Fe.

As you know, Park Plazas will celebrate its 50th birthday next year and we have a lot to celebrate - open spaces, well maintained homes, central location, a strong homeowners association, on site management - and while newcomers may not yet know it, the friendliest of neighbors.

This month I want to introduce new owners/residents and reiterate to others what we hope is helpful information:

- Park Plazas has a well maintained website - <https://www.parkplazas.org/> - where you can locate an abundance of information as well as access applications for areas including the dog park, the tennis/pickleball courts, the community garden, architectural control (ACC) forms, parking variances, the RV storage lot, etc. You can also find maps of the walking paths as well as locations for the exercise equipment. There's also a link on the website's landing page where you can log in to the Online Portal. Here, you can review your account ledger, make a payment, setup automatic payments, review and edit your account profile and view shared documents. Those registering for access to the Online Portal will automatically be included in both community wide emails and emails specific to a their cul-de-sac. We recommend checking your emergency contact information. Any changes to this information may be submitted in writing to the Manager's Office.
- The home page on the website includes a

Welcome to Park Plazas booklet that can be downloaded and contains additional information on many of the above-mentioned areas.

- Both the website and the welcome booklet contain contact information for Richard White, the Community Manager, and Cathy Kosak, the Office Manager. Remember, scheduled office hours are 8:30 am - 1:00 pm on Monday, Wednesday, and Friday.
- Park Plazas is governed by a board of directors that meets on the fourth Wednesday of every month. Information on board meetings is posted on the home page of the website and all are welcome to attend.
- Park Plazas is a covenant-controlled community and is overseen through governance documents - bylaws, covenants, conditions, and restrictions, and Articles of Incorporation. All can be found under the Governance header on the website.
- The Association has several active committees - Finance Committee, Landscape Committee, Architectural Control Committee, Community Garden Committee, and Strategic Planning Committee. If you are interested in learning more about any of the committees, please contact Richard at [CommunityManager@parkplazas.org](mailto:CommunityManager@parkplazas.org).

Park Plazas is a very sought-after community and while the Association cares for many of its features, it is the responsibility of every homeowner to maintain their individual property in such a way that homes maintain their values, their curb appeal, and receive necessary upkeep. The Architectural Control Committee inspects the exterior of homes, including fences and property,

## From the President...

every spring to ensure that owners are in compliance with Association guidelines. The Board is currently in the process of approving an updated parking policy to ensure the safety, accessibility, aesthetics and enjoyment of home owners/residents. The Landscape Committee is working with the Board and management to identify and deliver appropriate management/oversight within this fast-changing environment. And it is up to each of us as owners to ensure that the exterior of our homes and fences are maintained, that the garbage/recycle cans are kept out of sight, that vehicles are properly parked, and that trees and shrubs are healthy and not impeding on exterior walls and roofs.

In closing, let's each do our part to keep Park Plazas the desirable and maintained community that we all love! THANK YOU!

**Laurie Glaze, President**

Park Plazas Community Services Association

[president@parkplazas.org](mailto:president@parkplazas.org)

## Board Notes

### The board met on August 28, 2024. Items from the meeting include:

- Committee reports
- Reviewed and adopted a motion approving a lot owner's request to replace the existing fence on a line slightly inside the lot's property line in order to avoid having the fence interfere with a tree's established position.
- After a lengthy discussion on the parking policy, the Board voted to approve the policy in concept, recognizing that further discussion and modification is needed to create an effective policy.
- To facilitate the Board's review and approval of the 2025 budget, the November Board meeting will be held on Wednesday, November 20th, the week before Thanksgiving.
- The next monthly board meeting will be held Wednesday, September 25th at 6:30pm at the PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

## From the Manager

### Items of Interest

- Letters to owners with complicated water meter replacements should go out by the end of the month. The letter will explain the owner's responsibility for covering installation costs in excess of the average labor cost paid by the Association for standard installations.
- A mailbox in Orquidea cul-de-sac was backed into and essentially destroyed. Oscar was able to replace the damaged mailbox before the next day's mail was delivered. The owners were very appreciative for the quick repair.
- Blea's Tree Service will be on site the last week of August to remove trees on Relampago cul-de-sac that have been identified as safety hazards and given a number 1 priority.
- Work is underway for new signage at the public street entrances to Park Plazas – Plaza Blanca will have 2 signs and Azul, Rojo, Verde, and Amarilla will each have one sign. Signs will be similar in size to those directional signs on the pilaster just after the Cisne entrance and on Tulipan. Similar signs will be produced and installed at the various walking path access points.
- AFJ Paving will be on site Monday, 8/26 and Tuesday, 8/27 for crack filling and seal coating Orquidea, Tortuga, Narciso and Girasol cul-de-sacs. This work was included in the 2024 budget. Cost paid from the Reserve Fund is approximately \$30,294.

*Richard White*

[CommunityManager@ParkPlazas.org](mailto:CommunityManager@ParkPlazas.org)

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## Architectural Inspections

Deferred maintenance was the focus for this year's spring inspections. Inspection reports were mailed out the first week of June to owners of properties with deferred maintenance items. Owners of properties with no issues did not receive a report.

Since the inspection reports went out, a good number of lot owners have taken the steps necessary to bring their properties into compliance. Thank you for your commitment to maintaining your property. Pride of ownership is one of the characteristics that helps separate Park Plazas from the rest of the pack.

The inspection reports serve as notice to lot owners of the need to resolve the maintenance items included in the report. Follow-up on the spring inspections will begin the last week of September when the ACC reinspects each property checking for item resolution. Those results will be presented to the Board for next steps.

For reference, Article VII of the Declaration of Covenants, Conditions and Restrictions lays out the owner's duty for maintenance as well as listing the remedies available to the Association if the owner does not properly maintain their property. Click here for the [CC&Rs](#) and more information.

## Coyotes in the Neighborhood

Coyotes have been in Park Plazas now for decades and we've learned that the best approach is to simply leave them alone. Although territorial, they have no interest in interacting with humans or their pets. Getting rid of the coyotes makes room for another pack to move in.

Safety steps you can take include using sturdy trash bins, avoid leaving pet food outside, and keeping yards clean. Supervise pets outdoors and consider coyote-proof fencing. When out for a walk, keep your pets on a leash. If you see a coyote, make loud noises and appear large to deter it and walk the other way. Do not feed coyotes, as this can encourage them to approach humans. By respecting their space and taking preventive measures, we can coexist peacefully with these wildlife neighbors while ensuring safety for both humans and coyotes.

## Landscaping Park Plazas

Members of the Landscape Committee, including Nora Haskins, Art Ireland, Marianne Murray, Matt Reiland and Beth Bell met at the ramada with Laurie Glaze, Cathy Kosak and Richard White on recent Saturday morning. What's working well is that Landscape Committee members identify areas that need maintenance via their walk-about in the cul-de-sacs and other common areas. They provide a prioritized list of things that need attention to the Manager's Office and the work is given to our landscape crew each Monday morning. As those items are checked off the list, completion is later verified. This process has evolved to become a useful tool for "day-to-day" maintenance needs.



The obvious bigger picture is there are 150 acres of land to attend to; 75 of which are residential (where we expend a very high percentage of our resources) and another 75 that is commonly referred to as the "Back 40". Climate change and water management are crucial issues we are facing. Our aging irrigation system and trees planted 40-50 years ago are quickly reaching the end of their lives, adding urgency to the situation. We are exploring steps to more responsibly care for our landscape, considering both our available resources and the limitations we face, all within our finite budget, to successfully navigate the changing environment.

With all that in mind, we're extremely grateful for the time and effort of those on the Landscape Committee and say "thank you" for your contributions. For a complete list of the committee membership, click [here](#).



## **BOUNTY FROM THE COMMUNITY GARDEN!**

Our Community gardeners are having a great season! A 17-pound cabbage (pictured) was recently harvested and beds are producing lettuce, chard, beans, tomatoes, flowers, corn, herbs, milkweed and an assortment of other vegetables and fruits. There may even be veggies hiding in the lush foliage! If there is a surplus of produce at the end of the season, the gardeners will have a community giveaway for residents – we will keep you updated.

Many thanks to the gardeners and members of the CG Committee for their collective efforts to make the garden the wonderful treasure it's become.



*The Manager's Office will be closed  
on Monday, September 2nd in  
observance of Labor Day.*

## **September Dates**

- Sep 1<sup>st</sup> - Cherry Popover Day
- Sep 4<sup>th</sup> - Eat an Extra Dessert Day
- Sep 12<sup>th</sup> - National Day of Encouragement
- Sep 17<sup>th</sup> - International Country Music Day
- Sep 22<sup>nd</sup> - American Business Women's Day
- Sep 28<sup>th</sup> - National Good Neighbor Day

## **Board Meeting**

**Wednesday, September 25th  
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](http://www.parkplazas.org)

## **PARK PLAZAS COMMUNITY SERVICES ASSOCIATION**

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### BOARD of DIRECTORS

Laurie Glaze, President  
Steve Harvath, VP  
J.D. Bullington, Secretary  
Tom Carr, Treasurer  
Connie Crow  
Irene Epp  
Gene Harrell  
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Richard White, Community Manager  
Cathy Kosak, Office Manager