

**Park Plazas
Community Services Association**



A Covenant Enhanced Community

September, 2025



Park Plazas Community Services Association

2801 Rodeo Road, E1 | Santa Fe, NM 87507 | 505-471-8809 | www.parkplazas.org

A Covenant Enhanced Community

Welcome

On behalf of the Board of Directors, staff, and residents of Park Plazas, we welcome you to this special community. Park Plazas consists of 442 homes located on 36 named "Plazas" (paved cul-de-sacs) on 154 acres, 75 of which are devoted to open space and landscaped common areas. There are eight miles of walking paths for the use of residents and their guests. Park Plazas was built out over 20 years, beginning in the mid-1970s by Walt Chapman.

Contact Information

Park Plazas Manager's Office

Rodeo Plaza Shopping Center 2801 Rodeo Road, E-1
Santa Fe, NM 87507

Telephone: 505-471-8809

Emergency: 505-396-0028

Richard White, Community Manager communitymanager@parkplazas.org

Cathy Kosak, Office Manager officemanager@parkplazas.org

Scheduled office hours: 8:30 AM - 1:00 PM - Monday, Wednesday and Friday

Important

Police, Fire or Medical Emergency - 911

Police Non-emergency - 505-428-3710

City of Santa Fe, Animal Control - 505-992-1626

Water & Sewer Emergency

If you are experiencing a water or sewer emergency immediately call a reputable plumber and then notify the Park Plazas Community Manager at 505-471-8809 or 505-396-0028.

WELCOME TO PARK PLAZAS

THE ASSOCIATION

Park Plazas is a covenant-enhanced community. Covenants are specified requirements for living in a community and are contained in a legal agreement that applies to all lots in the community.

All homeowners belong to the homeowners' association, Park Plazas Community Services Association (PPCSA). Through enforcement of the covenants, PPCSA strives to ensure that the community is a comfortable, attractive place in which to live, as well as a valuable real estate investment. New homeowners receive a booklet containing the governing documents by which all lot owners and residents are bound:

- [Articles of Incorporation](#)
- [Bylaws](#)
- [Declaration of Covenants, Conditions and Restrictions](#)

In the case of rental property, lot owners or their rental agency must provide this welcome information to their tenants and tenants are bound by these governing documents.

The PPCSA Board of Directors, through its Community Manager, maintains and repairs Park Plazas' 36 cul-de-sacs, lighting, portions of the water and sewer lines, walking trails and exercise equipment, mailboxes, signage, playgrounds, tennis, pickleball and basketball courts, dog park, recreational vehicle storage lot, and the landscaping and irrigation of Common Areas.

The Board hires and supervises the Community Manager. Board members are elected at the Annual Meeting and serve three-year terms. Officers are elected by the Board for one-year terms.

Among its responsibilities, the Board establishes a budget, levies assessments to cover projected expenses and to fund reserves for major repairs and replacement of community infrastructure, and enforces the covenants regarding parking, animals, architectural improvements, assessments, and use of Common Areas.

The Annual Meeting of the Association is held each March to elect directors and conduct other business. Lot owners are entitled to one vote per lot. All residents are encouraged to attend the Annual Meeting.

LIVING IN PARK PLAZAS

- Streets with green signs – Plaza Blanca, Plaza Azul, Plaza Rojo, Plaza Amarilla, and Plaza Verde – belong to the City of Santa Fe. The 36 cul-de-sacs belong to Park Plazas and are maintained by Park Plazas Community Services Association (PPCSA).
- Trash and recycling collection is on Wednesday mornings, except after Monday holidays when it shifts to Thursday. Once emptied, trash and recycle bins may not be left out on the cul-de-sac. Bins are to be stored in your garage or property area and not in common/public viewing areas.
- Lot owners are responsible for removal of refuse, building materials, rubbish, cuttings, yard waste, discarded items such as pots, furniture, etc. and proper storage of firewood from/on their Lot properties and from/on Common Areas behind and around their Lots. Leaving items in the Common Areas is not permissible. Should the Association have to remove and dispose of items on Common Areas, Lot owners will be charged a disposal fee of a minimum of \$50 per incident and fees shall be added to and become part of the assessment to which such lot is subject.
- The PPCSA website is www.parkplazas.org. The site has general information available to the public as well as a link to login to a secure portal for account information and information provided only to registered homeowners.
- PPCSA Board of Directors meets on the fourth Wednesday of each month at 6:30 PM at the PPCSA office. Information about Board meetings is provided on the website. All residents are cordially invited to attend. Community input is invited at the beginning and at the end of each meeting.
- Park Plazas News is the official newsletter published by PPCSA. It contains important information from Board meetings and other neighborhood news and is distributed by email at the beginning of each month.
- Monthly assessments, including water/sewer billing, are sent as a combined invoice. Payment may be made (1) by automatic bank withdrawal through ACH (registration instructions are available on the [website](http://www.parkplazas.org); (2) by check mailed to PPCSA; (3) placed in the drop box on Fresa Plaza (off of Plaza Rojo); or (4) dropped through the mail slot at the PPCSA office.
- Parking – Park Plazas has an extensive [parking policy](http://www.parkplazas.org) described on the website. Every homeowner/tenant is required to adhere to this policy. All vehicles must be parked in enclosed garages unless the PPCSA has issued a variance permit for parking in the Common Area or on a garage apron. Permit applications are managed by the PPCSA office manager (officemanager@parkplazas.org).

- Maintenance and upkeep of exterior areas of homes and lots are the responsibility of lot owners - structure, exterior surface, windows, doors, porches, canals, fences, gates and grounds ([Article VII](#) of the covenants). All exterior additions, modifications, improvements, or alterations on homes and lots, including painting and fencing, must be approved by the Architectural Control Committee (ACC). Applications are available online or in the PPCSA office.
- Planting or modification of adjacent Common Area must first be approved by the Architectural Control Committee. [Common Area Applications](#) are available online or at the PPCSA office.
- Dogs are welcome on the walking paths. By Santa Fe city law, all dogs must always be on leashes - Santa Fe City Code 5-5.4. Dog waste must be picked up. Mutt Mitts and trash cans are provided for this purpose in numerous locations along the paths.
- Snow removal on cul-de-sacs and walking paths is provided by the Association in a timely fashion after an accumulation of two or more inches. Snow removal does not include driveways.
- Amenities include:
 - ▶ Walking Paths - There are 8 miles of walking trails.
 - ▶ Tennis and Pickleball Courts - there are two courts for use by residents and their guests. An application is required to receive the key code and is available [online](#) or at the PPCSA office.
 - ▶ Fenced Dog Park - for off-leash dog activities. An application is required to receive the key code and is available [online](#) or at the PPCSA office.
 - ▶ Playgrounds - for use by children of residents and their guests, ages five to twelve. All children using playground equipment must be accompanied by an adult.
 - ▶ Exercise Equipment - located in the Common Area, for use by residents and their guests. Use at your own risk.
 - ▶ Basketball Court-for the use of residents and their guests.
 - ▶ Community Garden - for growing your own produce. The number of available plots is limited. Additionally, a refundable key deposit and yearly water fee is required. Applications may be found [online](#) or in the PPCSA office.
 - ▶ RV Lot - available for storage of residents' recreational vehicles, boats, and extra vehicles. An application is required, along with a key deposit, and is available [online](#) or at the PPCSA office. These vehicles may not be stored in cul-de-sacs.

COMMUNITY MAP

RODEO ROAD



CAMINO CARLOS REY

- A. MAINTENANCE YARD
- B. RV & STORAGE LOT
- C. PETANQUE FIELD
- D. COMMUNITY GARDEN
- E. PARKING LOT
- F. PARKING LOT

- G. BASKETBALL COURT
- H. TENNIS COURT
- I. DOG PARK
- J. PLAYGROUND AREAS
- K. PARS COURSE

PLAZA BLANCA

- 1. CLAVEL 2871-2891
- 2. YUCCA 2917-2943
- 3. MOLINO 2945-2967
- 4. PAJARO 2969-2979
- 5. ROSA 2981-2993
- 6. PALOMA 3069-3095
- 7. PUESTA DEL DOL 3159-3179
- 8. RELAMPAGO 3154-3174
- 9. LIRIO 3120-3152
- 10. CAMPANILLA 3100-3118
- 11. CORDERO 3066-3096
- 12. CISNE 3026-3064
- 13. NUBE 3000-3024

PLAZA BLANCA

- 14. MARIPOSA 2978-2998
- 15. NIEVE 2928-2966
- 16. LA LUZ 2900-2920
- 17. ORQUIDEA 2870-2892

PLAZA AMARILLA

- 18. NARCISO 2831-2853
- 19. TULIPAN 2800-2821
- 20. CHAMISA 2830-2852
- 21. GIRASOL 2862-2876

PLAZA ROJO

- 22. MANZANA 2837-2863
- 23. RISTRA 2801-2835
- 24. CEREZA 2800-2836
- 25. FRESA 2838-2864

PLAZA AZUL

- 26. COLINA 2978-2998
- 27. FLORES 2962-2976
- 28. LUNA 2938-2960
- 29. PINON 2923-2957
- 30. ESTRELLA 2981-2999

PLAZA VERDE

- 31. IGUANA 2801-2807
- 32. TORTUGA 2809-2815
- 33. CHILI 2817-2823
- 34. ESMERALDA 2825-2882
- 35. JUNIPERO 2836-2862
- 36. PAPAGAYO 2800-2832