



# PARK PLAZAS NEWS

[www.ParkPlazas.org](http://www.ParkPlazas.org)

October, 2026

## From the Architectural Control Committee

### **Around the Neighborhood ----**

### **Park Plazas Property Inspection Program**

In accordance with the Architectural Control Committee (ACC) Charter, the 2026 property inspections were completed on September 1.

These visual inspections of all 442 lots are an important part of preserving the appearance, quality and desirability of our community. Inspections cover both the front and back of each property, focusing on the maintenance and compliance requirements outlined in the September 2026 Architectural Guidelines. Areas reviewed include stucco (color and consistency), trim (including canales), yards, outdoor storage, landscaping, fences, trellises and pilasters.

Conducting inspections throughout Park Plazas is a substantial undertaking. This year, a dedicated team of 10 volunteers worked diligently to complete the inspections within a six-week period. We sincerely appreciate their time and commitment. Inspection notices were mailed on September 16. Homeowners who received a notice have 90 days from that date to address and correct the items identified.

### **A Reminder to All Homeowners**

Home ownership in Park Plazas comes with the responsibility of maintaining your property. This is especially important for our 64 new homeowners who have joined the community since our last inspection.

Homeowners are responsible for keeping their home's structure, exterior surfaces, windows, doors, porches, fences, gates and grounds in good condition and repair, and maintaining them in a neat and attractive manner.

Our **Architectural Guidelines** also establish requirements for approved exterior colors (including stucco, trim, garage doors and fences), as well as improvements, alterations and other exterior modifications. Before making any exterior changes, homeowners must review the guidelines and obtain ACC approval when required, particularly for projects that fall outside the established standards.

### **Keeping Park Plazas Beautiful Is a Community Effort**

Maintaining Park Plazas' reputation as a desirable place to live in Santa Fe is a shared responsibility. While the ACC conducts formal inspections, property maintenance is an ongoing effort that involves all of us.

As you walk or drive through the neighborhood, please let us know if you notice a property that may need attention. If possible, take a photograph, note the property address and email the

information to [acc@parkplazas.org](mailto:acc@parkplazas.org). The ACC will follow up with the homeowner as appropriate.

Let's make property maintenance a year-round community effort, not just an annual inspection process. **A special thank-you to our Inspection Committee volunteers!** Your hard work, dedication and willingness to give your time to our community are greatly appreciated. We could not have done it without you!

Susan Swoboda, Chair  
Architectural Control Committee  
[ACC@parkplazas.org](mailto:ACC@parkplazas.org)

## Board Meeting Notes

The Board met on September 21, 2026. Items from the meeting included:

- Approved various committee reports;
- Update on ACC inspection;
- Update on recruitment of Community Manager;
- Board went into Executive Session.
- Next monthly board meeting will be held on Wednesday, October 28, 2026 at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

## From the Manager

### Landscape

- The Rodeo Road restoration project as well as the one on Yucca cul-de-sac finished.
- Leaks at a Plaza Rojo timer required shutting off water to Fresa. During the repair, a second leak was discovered at the cul-de-sac shutoff valve and repaired by Tierra Bonita. Dirt entered the water line during the work, causing low pressure and leaving one resident without water due to a clogged feeder line. Our plumber resolved the remaining issues.

### Asphalt and Paving

- Seal coating for 4 cul-de-sacs was scheduled for last week. Due to the rainfall, it is being re-scheduled.

### Bear Sightings

- We've received many verified reports of bobcats, mountain lions and bears in Park Plazas. Due to the drought, wild fires and climate change, these animals are stressed and looking for food and water. We advised residents in the Park Plazas News and sent several community wide emails to be on the alert while out walking.

### Parking

- The manager and a Board member will resume responding to parking complaints.

### Sales & Walk-ins

- Currently there are 5 properties listed for sale and 3 that are pending. Properties closed in 2026 total 27. Month to 9/30 walk-ins total 52.

## Why a Strong Reserve Fund Matters

In a community of 442 homes, maintaining our shared property and infrastructure is a significant and ongoing responsibility. While individual lot owners are responsible for the repair and maintenance of their homes and real property, the Association is responsible for the common property and infrastructure that serve and benefit the entire community.

That responsibility is substantial. It includes underground water and sewer lines located on Association property, landscape irrigation systems, asphalt in 36 cul-de-sacs, approximately seven miles of walking paths, path lighting, an RV storage yard, two full-size tennis courts striped for pickleball, a small basketball court, community garden, path lighting, pétanque field, PAR course, the off-leash dog park and other common-area amenities.

These assets do not last forever. Asphalt deteriorates, underground pipes fail, irrigation systems require replacement, courts need resurfacing, and other facilities eventually reach the end of their useful lives. A properly funded reserve account allows the Association to anticipate these expenses and accumulate funds over many years rather than asking homeowners to absorb a large expense when something fails.

Having a reserve fund, however, is only part of the equation. It must also be adequately



**Recently Rebuilt Bridge**

funded. Underfunding reserves simply postpones costs to future homeowners and increases the likelihood of large assessment increases or special assessments.

A well-funded reserve program spreads the cost of our shared assets fairly across the owners who use and benefit from them over time. It provides financial stability, protects the community's physical assets, and allows the Association to plan for

major repairs and replacements before they become emergencies.

Over the coming several months, the Board will share more detailed information from our Reserve Study to help owners better understand the Association's long-term needs, the costs associated with maintaining and replacing our shared assets, and the importance of planning for those costs today. Our goal is to provide a clearer picture of what it takes to protect our community's infrastructure and amenities—and to keep Park Plazas in stride for the years ahead.

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**Maximillian Sunflowers**

## October Dates

- Oct 1<sup>st</sup> - National Homemade Cookies Day
- Oct 5<sup>th</sup> - Balloons Around the World Day
- Oct 13<sup>th</sup> - National Face Your Fears Day
- Oct 19<sup>th</sup> - Evaluate Your Life Day Day
- Oct 23<sup>rd</sup> - National Bologna Day
- Oct 31<sup>st</sup> - National Knock Knock Joke 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, October 28<sup>th</sup>  
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)

## Election Day Is Fast Approaching



From Ann Moon, Park Plazas Resident

Do you have a plan for voting? Early voting runs October 6–31, and absentee ballots will be mailed the week of October 6. Election Day is Tuesday, November 3.

If you need transportation to cast your ballot or to drop off your absentee 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

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