

PARK PLAZAS NEWS

From the President

Around the Neighborhood---

Summer continues to be a very busy but also an exciting time in Park Plazas - as you will see from the numerous articles in this newsletter. As usual, we continue to see who can dominate in the weed growing race – us or the weeds – and, not surprising, our maintenance needs are consistent with a 50-year-old property – broken water lines, drainage issues, irrigation needs, etc. Recognizing that the condition of properties affects the property values of all homes in the community, the board recently strengthened Association policies around compliance issues, yard waste disposal, and parking violations.

We continue to work with our landscaping company to develop processes that recognize the importance of sustainable landscaping. Do we let the native grasses grow longer so that sprouted seeds will more effectively cover the ground and choke out weeds or do we mow more often to present a more manicured presence? Is irrigation limited to trees or should we be providing water to other areas? All legitimate questions with no easy solutions.

On July 28th, a landscape maintenance program was implemented that divides the 36 cul-de-sacs into six zones with each zone comprised of 5-7 cul-de-sacs. Within each zone, all of the maintenance elements are defined – mowing, trees, signage, islands, parks/playground, etc. Every week, one zone

will be the focus of work. This schedule will enable the staff to provide more directed oversight and will provide residents with a better sense of regular maintenance in their areas.

YARD WASTE REMOVAL DAY, AUGUST 16 AT 8:00 AM

The board recently adopted a yard waste removal/disposal fee policy that gives the Association the authority to remove and dispose of items on the Common Areas surrounding residences and add these fees to the assessment of which the lot is subject. Lot owners will be charged a minimum \$50 fee per incident and fees will be determined by the time and resources required to remove items. Please note that this policy does not include Common Area decorative items such as maintained benches, bird baths, bird feeders, statues, planted pots, etc.

On Saturday, August 16, Park Plazas will host a FREE pick-up event to begin this clean-up effort. Tierra Bonita will be on the property to pick up items left in front of homes. These items can include refuse, building materials, rubbish, cuttings, yard waste, and discarded items such as pots, bricks, old wood, etc. Items including furniture, paint cans, electronics, and tires will NOT be picked up. Items must be in front of the house no later than 8:00 am. After August 16, the fee policy will become effective. Please note

From the President...

that residents will not be individually notified when items are removed but public notice of this policy will be available on the website and in the Park Plazas News. Owners will receive an assessment notification along with a photo of any removed items. Owners whose homes are tenant occupied need to be aware that any assessment will be added to the lot owner's account.

COMMUNITY MEETING

The board and staff are hosting a Park Plazas Community Meeting on August 14 from 6:00 – 7:30 pm at the Santa Fe Country Club, 4360 Country Club Road. The agenda will include updated financial information and topics related to projects/activities throughout the community. No RSVP is needed. Come spend time visiting with your neighbors and learning about all that is happening in our community.

LADIES LUNCHEON

We have heard from a number of residents that they are interested in reviving our Park Plazas Ladies Lunch group and we hear you! On September 22, our first luncheon will be held at The Montecito Santa Fe, 500 Rodeo Road, 11:30 am – 1:00 pm. This will be a set price taco buffet and seating is limited. The September PP News will include RSVP information.

Laurie Glaze, President

Park Plazas Community Services Association

president@parkplazas.org

Board Notes

The board met on July 23, 2025. Items from the meeting included:

- Reports from various committees;
- Approval of 2026 2.9% dues increase (\$168/month);
- Announcement of Yard Waste Removal Day, August 16 @ 8:00 am;
- Next board meeting will be held August 27, 2025 @ 6:30 pm at PPCSA office. All residents are welcome to attend.

Also Worth Noting

DO YOU NEED A PARKING VARIANCE: Please remember that vehicles should be parked in garages and if this is not possible, you need to seek a parking variance. You can find the policy and the application for a variance at <https://www.parkplazas.org/parking>.

LOCKING MAILBOXES: Locking mailboxes are not mandatory but if homeowners would like to replace their current boxes, they can complete an application at the PPCSA office and purchase an approved model. For no fee the Association will install them.

SAVE WATER SANTA FE: Seasonal water restrictions are now in effect. Between May – October, there is no outdoor watering between 10:00 am and 6:00 pm. Find more information at savewatersantafe.com.

From the Manager

Residential Water Leak: The City was called to investigate a water leak that presented itself at the entrance to Chili cul-de-sac on Plaza Verde. After some investigation, it was determined the leak was on the Association's side of the City's meter. Drainworks was called and they sent a crew over to make the repair. They excavated by hand and found a connection between two pipes about 6 feet down. The water was off for about 5 hours.

Landscape: Since March 1st, the office meets with Tierra Bonita staff twice a week. The meeting on Monday is to assign items reported by residents and the meeting on Friday is to get status updates on those assignments and learn what they accomplished based on their own plans. To enhance this process, we've developed a maintenance program that:

- documents the number days, the number of hours, and the number of workers on site in a given week.
- divides the community into 6 work week zones with 5-7 cul-de-sacs/zone to be worked each week.
- includes a comprehensive list of all landscape elements per zone with treatment details for each element.
- includes an end of week report that captures elements of completed work.
- Manager will inspect weekly work zones and assess the quality/completion of the work.
- Any variances will be addressed with Tierra Bonita's staff.
- This plan was reviewed with Tierra Bonita staff and put into action last week.

Sales and Office Walk-ins: Currently there are 8 properties for sale and 4 others that are pending. July office walk-ins total 63.



In July we had a wonderful turn out at Desserts in the Desert prior to the 4th of July fireworks. Thank you to everyone who came out!

We also had two pickleball sessions on Saturday mornings at the courts! We will be there again on Saturday, August 2nd at 8:30 am! If you would like to connect to the Park Plazas pickleball community download the [TeamReach app](#). The group code is PPP-2025. If you need help setting up the app please come to the courts Saturday morning (Aug. 2nd) or reach out to Kim King at mominwa2@gmail.com.

On August 15th we will be having our kickoff meeting with our Cul-de-sac captains to introduce the program and share ideas. We need more volunteers to make this program a success. Consider being a Cul-de-sac Captain.

Looking forward to September, we are planning a Park Plazas Women's Lunch at Montecito on September 22nd. Details will be announced in the September Newsletter.

And finally, mark your calendars for our upcoming August 14th Community Meeting! Information is available in this newsletter. Your participation at events like this and annual meetings is vital to maintaining the long-term vitality of Park Plazas. I hope to see you there and please bring any ideas to share with me about growing a stronger sense of community in Park Plazas.

RAIN and Plant Growth: So far in 2025, the 87507 zip code has received **8.57 inches** of



rainfall—well above the historical year-to-date average of **6.21 inches**. This **38% increase** in precipitation has had a direct impact on vegetation growth.

While it's well established that more water leads to faster and more abundant plant growth, it's important to note that our landscape crew staffing has remained unchanged. As a result, the unusually rapid growth this year may appear more “out of control” in some areas. As



mentioned elsewhere, we implemented a formalized landscape model designed to bring greater consistency and efficiency to our maintenance efforts. This system will evolve over time, and we'll continue refining it to better meet the needs of the community.

We appreciate your patience—and we especially value your phone calls and emails regarding overgrown vegetation or water leaks. The sooner we're made aware, the sooner we can respond.

Community Garden compost: The compost piles at the community garden are tended regularly and each are at different stages of composting. The compost, when ready, will be available to those with a plot in the garden.

Composting is an art form and it's best to check with the Community Garden before bringing your compost over for integration. You can email Garden Committee by clicking [here](#).

Weekend Construction: We know how hard it is to get on a contractor's schedule for anything from simple home repairs to new roofs. We noticed that some contractors are so busy, they're working the weekends, too. If you have to schedule work over the weekend, please let your neighbors know what to expect, including the duration of the work. Waking up to an electric saw or jackhammer on a Sunday morning can make a neighbor cranky. Please be mindful when scheduling weekend construction work.





8/1: Irrigation repair work on Plaza Blanca

August Dates

- Aug 1st - National Water Balloon Day
- Aug 6th - International Hangover Day
- Aug 10th - National Spoil Your Dog Day
- Aug 16th - National Authenticity Day
- Aug 23rd - National Cuban Sandwich Day
- Aug 30th - National Grief 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, August 28th
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

Community Garden - at month 4

What a difference a month makes!



PARK PLAZAS

COMMUNITY SERVICES ASSOCIATION

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