

# PARK PLAZAS NEWS

## From the President

Let's talk about planning . . . .

This year there are numerous planning initiatives underway as we approach year's end.

### **Finance Committee**

The Committee has begun discussing the 2023 Association budget. The primary factors impacting the budget include (i) working with AFJ Custom Paving, our paving contractor, to review each cul-de-sac and our pathway system to project 2023 crack fill, seal coating and pavement overlay requirements, as "paving" issues constitute about 75% of Reserve Fund expenses, (ii) examining the Reserve Study performed for the Association in 2021 by Association Reserves to update it for various "timing" and "cost" changes that appear to be in order--some "good" and some "bad"--to arrive at a sense of how adequate current funding of the Fund is, (iii) obtaining budget proposals from our various Committee Chairs, (iv) determining how to take record inflation into account for staffing costs and likely vendor price increases, and (v) estimating "placeholder" amounts to budget for projects the Board may approve in 2023 but for which no commitments will have been made this year.

The Committee's 2023 budget proposal will be presented to and acted upon by the Board at its November 30<sup>th</sup> meeting and made available at [parkplazas.org](http://parkplazas.org) beforehand. The approved budget will be available there shortly after the meeting.

### **Landscape**

Given the Board's position that the Association's highest priority is to preserve, protect, and enhance our community's landscape, a group is working on recommendations to be made to the Landscape Committee and by it to the Board concerning short-, medium- and long-term landscape oversight plans. It is likely that the 2023 focus will be to identify "significant" trees and plantings throughout the Common Area, do those things necessary to upgrade our existing irrigation system to assure that those trees and plantings are watered properly, and mulch and nourish them. The work

being done by Emergency Ecology Solutions to examine our existing irrigation system is expected to be completed shortly and will obviously play an important role in the planning process.

### **Sign Study Group**

The group continues to work with Peter Tengler at ARTMAN, our consultant, to examine alternative approaches to our cul-de-sac signage. Resident Laurie Glaze is working with Peter and his staff on a presentation of the various alternatives that are being considered which, in all probability, will be on the Agenda for the Board's January 25, 2023 regular meeting.

### **Parking and Garage Use Policies and Issues**

At present, the Association has no clear, communicated and uniformly enforced policies concerning resident parking practices and the extent, if any, to which lot owners may convert their garages to uses that limit or prevent vehicle parking. In my work with our archivist to review Board minutes since the inception of Park Plazas, these issues – along with barking dogs, dogs running loose, and improvements to dwellings not approved by the Architectural Control Committee – have always been "hot buttons" and need to be revisited and addressed.

At the Board's September meeting, our Manager presented inventories of the number and location of vehicles parked in the Common Area with and without parking permits on 3 random nights and estimated how many garages were being used so as to in prevent vehicle parking (likely 20+/-). At its October meeting, the Board began an open-ended discussion of these issues that will continue at the November meeting. While there is no formal timeline at this point, I would like to see the Board determine the Association's policies on each issue early in 2023.

Comments? Concerns? Let me know at [president@parkplazas.org](mailto:president@parkplazas.org).

*Tom Carr, President*

## Board Notes

The Board held a regular meeting on Wednesday, October 26<sup>th</sup> at the PPCSA Office. Other than to approve the Minutes of the previous meeting and accept various reports from Committees and the Community Manager, no formal actions were taken.

The primary discussions that occurred include:

- an update on the Sign Study Group's work to identify how to upgrade or replace cul-de-sac signage, with a presentation now anticipated to be made to the Board at its January 25, 2023 meeting;
- the continuing inability to use "automated clearing house" or "ACH" means to pay monthly assessments,
- participation in and reactions to the community-wide clean-up day held Saturday, October 22nd, with more than 100 lot owners taking part and overall reaction very positive, and
- the many issues and concerns presented by addressing resident parking practices, conversion of garages to uses making vehicle parking not possible, and how to establish (and enforce) PPCSA policies in these areas.
- Because November 23rd, which would ordinarily be the Board's November meeting date, is Thanksgiving Eve, the November meeting has been rescheduled for 6:30 p.m. at the PPCSA Office on Wednesday, November 30th. The agenda and other materials will be posted on [parkplazas.org](http://parkplazas.org) beforehand.

## Manager's Report

From the October 26<sup>th</sup> Board Meeting:

1. Update on TOPS[One] & Zego/PayLease AutoPay service – TOPS Pay, the ComWeb integrated payment gateway, has been upgraded to include support for the *Miscellaneous* charge code we use to bill lot owners for water. This system is being tested among a limited number of AutoPay users. If you would like to help and be part of the testing pool, please contact the office.
2. Water meter replacement continues on a monthly basis.
3. AFJ restored the rustic path and installed check dams to help curb erosion. Landscape edging was not used in order to control costs and maintain a more "naturalized" appearance. They will start on the Colina paths the first week of November.
4. Fall Clean-up Day – October 22<sup>nd</sup> to 23<sup>rd</sup> - approximately 25% of the residents participated and the project was completed on Saturday. Paint, thinners and stains were most of what was picked up. Four truckloads of yard waste were also picked up.

*Richard White*

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### CATS HUNTING BIRDS

There is abundant evidence that free-ranging domestic cats, including but not exclusively feral and barn cats, are major killers of birds and other wildlife worldwide. Here in Park Plazas, we have numerous cat owners who allow their cats to roam freely throughout our community. The Association has been receiving complaints of cats entering yards and killing birds.

Despite their charming antics and fluffy fur, *cats are natural predators at heart.*

A recent Canadian study estimated that cats there kill 196,000,000 birds annually – ahead of the 2<sup>nd</sup> and 3<sup>rd</sup> place finishers – power lines @ 25,600,000 and houses @ 22,400,000. So the failure to frustrate the natural instinct of cats to hunt and kill small prey – particularly birds – is a serious matter.

For our cat owners, please do not let your cat out of your property unless carried or on leash. Too, be sure that when your cat is outside it has a collar with a bell of some sort to give "target" animals warning that is it around. Thank you for your cooperation!

# A Celebratory Adventure!

## Grand Canyon, Arizona, Saturday, October 15, 2022

By Melanie Dugan

*Melanie has called Park Plazas home for the last 16 years and celebrated her 81<sup>st</sup> birthday with a wonderful adventure into the Grand Canyon. She humbly agreed to share her adventure and quite an adventure it was! Congratulations, Melanie and thank you for sharing!*

At 7:00 a.m., my hiking guide and friend, Roger and I, left Mather Campground for the shuttle to the canyon rim and began the descent into the South Kaibob trail's captivating void. We've done this Grand Canyon adventure more than a handful of times over the years, most recently a year ago to celebrate Roger's 72nd, and my 80th birthday.

The South Kaibob trail drops down 5,000 feet or so from rim-to-river over roughly 6 miles of winding trail. At first only an inch-wide ribbon of river looked up at us. By ten a.m., the river became a rushing, ever-widening waterway; and by noon all our senses were inundated by the sounds and sights of the mighty, mud-red Colorado. It was a perfect hiking day with temps in the 30's on the rim and 90's at the bottom. We had trained for this one on local challenges in and near Santa Fe. We felt fit and ready to test our strengths against another year older, and the canyon's formidable invitation.

At the bottom, crossing two suspended, steel bridges over fast-moving water, we maneuvered toward our longed-for

freshwater spot for lunch. It was sunny and hot, and a place to rest and refuel. We refilled our water bottles, soaked our hats and started the journey back.

Some distance up the trail, we reached the oasis of cottonwood trees decked in autumn-yellow leaves at Bright Angel Campground. This was a relatively short

but welcomed respite. Too tired to eat much of anything, we rested briefly before beginning our ascent to the rim. As we hiked on, past "devil's corkscrew" and Jacob's ladder, stealthy dusk and silent darkness fell around us. Flashlights on, we pushed on, hugging the canyon wall against the abyss just a few feet away. The lights of hundreds of other rim-bound hikers suddenly appeared above and below us winding along the trail we'd already covered. In the canyon it seems these groups of hikers appear from nowhere, but have been there all day long, too. A hiker without a light joins us, and who, along with Roger begins offering me support as I show definite signs of exhaustion. Two miles out, we push on; I reach for reserves telling myself, "It can't be, I trained! I did this last year with no trouble!" as my body unwillingly slows— now reminding me that I have crossed my personal Rubicon!

I struggle to reach the rim, and finally do! After a long day hiking about 15 miles over 14 hours, Roger and I board the 9:30 p.m. shuttle back to our campground. Roger to his tent, I to the back of my spacious Subaru where sleeping bag-on-soft mat await. In the darkness, under a starry night with gently falling rain, I toss away my Kari Traa and hiking clothes for fresh ones over my canyon-dusted self and fall into a reddish-purple-yellow and green sleep, under a darkening sky with light rain tapping on the windows.



Early on Sunday morning, I wake to find several young elk drink voluminously from our water fountain, unconcerned by us, and wild horses graze nearby, too, adding to the magic of the morning. Who knows what tomorrow will bring!

# The Back Page

On behalf of the Board, the Grounds Crew and the Office Staff we wish you and yours...



## Notable Thanksgiving Sentiments

- "Good mashed potatoes is one of the great luxuries of life."  
*Lindsey Bareham, British Food Writer for The Times*
- "When we give cheerfully and accept gratefully, everyone is blessed."  
*Maya Angelou - Civil Rights Activist*
- "Thanksgiving was never meant to be shut up in a single day."  
*Robert Caspar Lintner*

## Office Closure

Please note the office will be closed for the Thanksgiving Holiday.

November 24<sup>th</sup> and 25<sup>th</sup>

## November Board Meeting

Wednesday, November 30  
6:30 PM

~ in-person, Rodeo Plaza Office ~  
(Proof of vaccination and booster required to attend.)

Community input is invited  
at the beginning and end of the meeting.

Download the Board Packet 2 days before meeting:  
[www.ParkPlazas.org](http://www.ParkPlazas.org)

**Mutt Mitts!** Sometimes we don't realize how much we rely on something until it's not there!



Imagine stopping by a Mutt Mitt station for a bag or two only to discover it's empty. With that in mind our heartfelt thanks go out to Melanie Dugan, Dorothy Robinett, Andy Sildeggs, Sharon Shoemaker and Chandra Wargo. Each answered the call for volunteers to help keep the Mutt Mitts supplied. Thanks for helping.

Freezing temperatures will be the norm soon and now is a good time to disconnect your hoses and winterize your irrigation system.

## PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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PPN is prepared by the  
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