



PARK PLAZAS NEWS

www.ParkPlazas.org

May, 2025

From the President

Around the Neighborhood---

Hope you are outside enjoying all the breathtaking blooms and colors and that beautiful blue New Mexico sky! The most gorgeous time of the year!

Park Plazas' 50th anniversary celebration was such fun, and we thank all of those who spent the early evening with us. Despite the snow, we had a very nice turn out and guests enjoyed visiting with friends and meeting neighbors. Many thanks to *Swing Set*, whose music made for such an enjoyable time, to Cathy Kosak for her planning and management of the event, to the volunteers who greeted guests, to our community sponsors who supported this special event, and to the Santa Fe Country Club for the lovely set-up and refreshments.

At the April 23rd board meeting, a strategic plan was adopted that will guide the operations of the PPCSA board for the next five years. Board work began in the summer of 2024 and members identified challenges and opportunities facing PPCSA. Priority areas were identified that included **board development** – planning, recruitment, and training; **community engagement** – building relationships, fostering communication, and inclusion of owners/residents in initiatives that affect them; **sustainability/landscaping** – incorporating best practices to ensure the long-term safety, health and functionality of the property; **governance documents** – reviewing and updating documents to reflect current local and state laws regulating HOA communities; **performance management**–

supporting the Community Manager through job descriptions and performance reviews; **RV storage**– reviewing policies, surveying users and determining needs/issues; **water and sewer**– maintaining infrastructure; **asphalt and paving**– maintaining infrastructure and exploring feasibility of environmentally friendly materials; and **fiscal planning/development** – educating community of current and future issues and options to ensure a long-term secure financial position. Work has already started on several of these issues and if you are interested in learning more and/or serving on one of the working committees, please feel free to contact me and I will put you in touch with the appropriate person(s).

PARK PLAZAS COMMUNITY GARDEN: The Park Plazas Community Garden season has begun! There are still a few plots available so grab one now. For information, contact Wayne Darnell at wayne_darnell@comcast.net.

PARK PLAZAS BOOK CLUB: The Park Plazas Women's Book Club will meet on Tuesday, May 20th at 1:00 PM. They still have room for a few new members. If you would like to get club details, please contact Claudia at c.collignon.harvath@gmail.com.

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>.

From the President...

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.

SANTA FE EXTENSION MASTER GARDENERS GARDEN FAIR: If you love gardening, this annual show is a must! Follow the link and get details for the May 10 event – <https://www.sfemg.org/garden-fair>.

Enjoy spring in Santa Fe! THANK YOU!

Laurie Glaze, President

Park Plazas Community Services Association

president@parkplazas.org

Board Notes

BOARD NOTES

- The board met on April 23, 2025. Items from the meeting included:
- Welcome new board members Catherine Akridge and Cassara Higgins;
- Election of 2025-26 board officers – Laurie Glaze, President; Steve Harvath, Vice President; JD Bullington, Secretary; Susan Swoboda, Treasurer;
- Reports from various committees;
- Discussion and approval of multi-year strategic plan;
- Next board meeting is set for May 28, 2025 at 6:30 at PPCSA office. All residents are welcome to attend.

From the Manager

Items of Interest - 4/23/2025

Gophers - The Office is continuing to work with the Gopher Trapper based on calls from the residents and areas identified through inspections.

Trees - The Office will begin work with Tierra Bonita to assess and plan for trimming trees and vegetation immediately adjacent to real property as part of improving fire mitigation.

Leaks - There was another leak in Narciso between 2833 & 2835 that was repaired. This leak was due to a broken fitting connecting two pipes. The cost was \$6,621.

Signage - Installation of *Private Property – No Trespassing* signs is complete.

Mailboxes - To date, applications for 40 mailboxes have been received and 4 remain in the queue for installation. Dick Lueck is doing an excellent job with installations.

Crime - There were no direct reports of criminal or suspicious activity.

Sales - Currently there are 5 properties for sale with 3 others under contract.

Locks to the Dumpster and RV Yard - Opening the lock at the rolling gate at the west end of Relampago has become unreliable and sometimes cannot be unlocked. Our locksmith has been engaged to switch out the lock cylinders and re-key both locks. This should be completed within the next week. When complete, known users of the dumpster and the RV Storage Yard will receive an email announcing the change and to come to the office, turn in their old key and get a new one.

Landscape Irrigation

Tierra Bonita's irrigation crew has been hard at work getting our system initialized for the coming season. They've run into a number of situations involving broken pipes, cut wires, intruding roots and more, that unfortunately have made progress slower than what we anticipated.

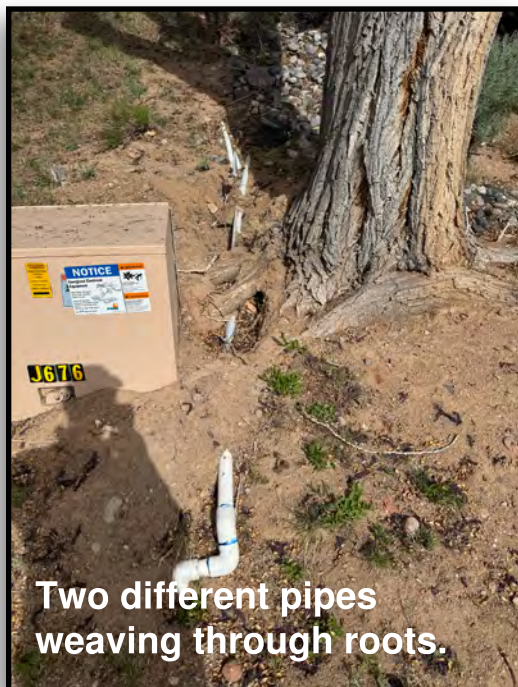
The zone at the playground adjacent to Fresa cul-de-sac required extensive repairs and should be back online this week. This zone provides irrigation to the playground area, along the path to the west, and along the north side of Cereza.

Some of the breaks come from water still in the lines from last year, that froze over the winter and caused damage. In a few other cases, roots have grown, over time, below, then above and then back below the irrigation lines. As the roots have grown, they exert pressure on the bends in the pipes and have, or soon will, cause breaks. These breaks tend to be at connection points.

To put the situation in proper context, our system, with the exception of the new work done in 2024, is between 35 and 50 years old. With lines, computerized controllers, timers, backflow preventers,

pressure regulators and all kinds of bubblers and emitters that comprises our system, coupled with inconsistent maintenance, what we're seeing is no surprise. Not surprisingly, we have a number of tree wells with a bubbler and just a tree stump.

The good news is that our irrigation crew has the experience, the knowledge and the passion to incrementally restore our irrigation system to efficiently deliver water to our precious landscape.



Two different pipes weaving through roots.



T-Connector underneath roots and other pipe.

Landscape and Fire Remediation

Given that our predominate winds come out of the southwest, that the Association has some 75 acres of open space to act as a fire break and that the Santa Fe Fire Department is less than a 3-minute drive from Park Plazas, we should be OK in the event of a wildfire. Right? Wrong!

The real danger to Park Plazas and to everyone around us and to those downwind of a fire is air-borne embers. Airborne embers can be carried for miles, land on flammable materials and start fires and they can get into homes through outside vents and chimneys. There's no good way to predict where they will land or how far they'll travel, or for how long they'll stay hot. They can smolder unnoticed for hours.

In the summer of 2022, Porfirio Chavarria, Wildland-Urban Interface Specialist, City of Santa Fe, surveyed our property with an eye towards risk of fire and ways to create defensible space. One of the most important steps to take is to clear vegetation and flammables like wood piles, mulch, and plants like juniper. Junipers contain volatile oils and resins that burn extremely hot and fast, they're low to the ground and can "ladder" up to structures, decks or tree canopies.

Additionally, we have been advised by our insurance agent that insurance companies are using aerial

photographs as part of their inspections and underwriting processes. We've received correspondence from residents that included aerial photographs of common area trees overhanging their real property with instructions to get them trimmed back or risk cancellation. That, coupled with the severe drought we're in and the increased risk of fire, has heightened our focus on fire remediation.

With our on-site landscape management company, we now have the resources and the expertise to begin evaluating areas that need attention, both with dense shrubbery and trees, but also with dead and infected trees that present a greater fire hazard.

Park Plazas has long prided itself on its abundance of beautiful trees but climate changes demand that we prioritize risks not only to common area property but more importantly to the safety of residents and their homes.



Architectural Control Inspections

Spring 2025 ACC Inspections have begun and should be completed the first week or so of July. Reports will be mailed out shortly thereafter. After the Fall inspection was completed and mailed out last year, many of the noted issues have been resolved. For those who received a second follow up letter in March, we'll check to see if last year's issues have been resolved since last Fall's inspection. If still outstanding, the Association will move to the next step to bring about owner compliance.

May Dates

- May 1st - Silver Star Service Banner Day
- May 6th - National Crepe Suzette Day
- May 10th - Dog Mom Day
- May 15th - National Chocolate Chip Day
- May 21st - National Wait Staff Day
- May 29th - End of the Middle Ages 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, May 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 1 month

Fertile soil and irrigation provide the means for
bountiful crops to grow and flourish.



PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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BOARD of DIRECTORS

Laurie Glaze, President
Steve Harvath, VP
J.D. Bullington, Secretary
Susan Swoboda, Treasurer
Catherine Akridge
Connie Crow
Gene Harrell
Cassara Higgins

Richard White, Community Manager
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