

PARK PLAZAS NEWS

From the President

Let's talk about aging

Within ourselves, we know we are aging and feel its effects. Ordinarily I shy away from talking about myself, but can't believe that when Judy and I moved here in 2006, I was 62 – and am about to be 80!

In 1968, when I was 34, Judy Collins recorded her album "Who Knows Where the Time Goes?", covering Sandy Denny's song of that name. Like many of you, I am sure, I often wonder about that – *where has the time gone?*

Well, Park Plazas is aging as well. Interestingly, our Declaration was recorded on Valentine's Day, 1975 – nearly 49 years ago. Most of the Association's infrastructure was installed from 25 to nearly 50 years ago. Like each of us, *it won't last forever.*

As we grapple with the proposed 2024 budget, how our community is "showing its age" stands out--particularly with respect to common area landscaping, pavement, and, though of more recent vintage, submeters. Each owner needs to understand what costs lie ahead in these areas, among others, and recognize that sharply increased assessments are necessary to rejuvenate the assets when the time comes.

Landscaping

The Board's #1 priority is to preserve, protect and enhance common area landscaping. Recently we undertook a "pilot" project to determine the approximate cost to replace the system in 1 of the irrigation 35 zones throughout the community to continue to irrigate shrubs and trees already

receiving water, with the eventual goals of expanding the system to *existing* shrubbery and trees that aren't irrigated and ought to be and *judiciously* adding limited additional irrigated plantings. Initially we had intended to do deferred maintenance, but it became evident replacement was necessary.

The "replacement" cost – the 1st of 3 phases - was \$6,400+ for a zone about 70% of the size of the average zone, suggesting the average zone cost may be some \$9,200 before contingencies. *Adding a 20% margin of error and projecting that cost over the remaining 35 zones, the likely cost in current dollars, ignoring inflation, is some \$384,000 to replace existing facilities, only the initial phase of what needs doing.* Obviously, the overall cost over the next several years will significantly exceed that amount.

Pavement

Our revision of the 2021 Reserve Study the Board commissioned projects that some 75% of future capital costs involve asphalt – primarily repaving cul-de-sacs that "age-out" of their useful lives. *While we don't anticipate reaching a "critical" point of having to repave many cul-de-sacs until the mid-2030s, nevertheless the projected cost to do so is several million dollars.*

Submeters

We are replacing the 442 submeters installed in 2005-2006, as they are well beyond their useful lives. The replacements have a 10-year warranty, so we must project replacing them at least twice in the 30-year Reserve Study period.

From the President. . .

Given our current cost of a meter and installation of roughly \$700, and ignoring inflation, that means we must project costs for each replacement project of $442 \times \$700 = \$309,000+$.

Facing Reality

As I have said before, we who enjoy the Association's depreciating assets must fund reserves to eventually replace them. We are playing "catch-up" ball, though, because prior Boards prioritized keeping assessments low rather than funding reserves – our projected year-end fund balance being only about \$900,000. Though I am only 1 vote, I think that time is past. Living here has been a bargain for all of us. No owner should be surprised if, when the Board adopts the 2024 budget at its December 6th meeting, it increases the 2024 assessment sharply to increase our reserves.

Questions? Comments? Concerns? Let me know at president@parkplazas.org.

Tom Carr, President

From the Manager

1. Irrigation Pilot Project: Good Earth Landscaping has started upgrading the irrigation lines connected to the irrigation meter at Lirio cul-de-sac. This meter serves the area between Lirio and Relampago cul-de-sacs and the islands at the Rodeo Road entrance. This project should be completed this week and includes:

Installing self-draining shut off valve with pvc piping and cap.

- Backflow preventer, pressure regulator and filter.
- Battery operated computer and wiring, master valve and two valves to separate system into two zones.
- Manifold, all plumbing connections and pipe, boxes and housing.
- All supply line from boxes into landscape, 1/4 inch connection line, appropriate emitters to all plantings.
- All labor to install system, including trench and bury all supply line and stake down line and emitters to plantings.

2. Landscape Project on Pinon cul-de-sac – this project began 10/25 and is intended to clean-up the area fronting the properties at 2941-2945 Plaza Azul laying down weed barriers, add and spread gravel, trim the vegetation and address water run off issues from the street and related units.

3. Parking Update – In light of the disappointing results of the efforts at voluntary compliance, the Board will consider how to proceed in the near future. In the meantime, processing of the variance application will resume and be completed this month.

Richard White

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NOTE: The next Board meeting, scheduled for December 6th, will focus on reviewing and adopting the 2024 budget. The Park Plazas News will then be distributed a few days after the Board meeting.

Online Portal Link: https://parkplazas.appfolio.com/connect/users/sign_in (there is an _ between *sign* and *in*). If you see the green Park Plazas logo, you're at the correct login spot. If the login page you're on shows links to the "Access Resident Portal" or "Access Owner Portal", click "Access Resident Portal" and you will be redirected to the login screen with the Park Plazas logo. You may create a shortcut in your browser using the web address above.

Water Meter Replacement +

Logistics of Water Meter Replacement

Out of necessity and as noted previously, meters are being replaced on a cul-de-sac level, one or two cul-de-sacs every other week. Assuming all goes as planned, this project will be completed in approximately 8 months. Using two plumbers, we're scheduling between 18 and 20 meter replacements beginning at 8:00am. In most cases the water will have to be shut off to the cul-de-sac for the installation day.

Schedules are established via email. Beginning with the next installation, a printed notice will be delivered to the lower portion of each lot owner's mailbox announcing the date of the next installation. Emailed notices to residents will also be sent out on the same day. Along with the date and detail of the scheduling of appointments, readers will be advised to check their email for the emailed notice. It's recommended that those owners or renters not receiving the email contact the office with their preferred email so that they can be included in all relevant communications. A reminder email will go out on the Monday before the scheduled installation day. We don't want the water shutoff to be a surprise to anyone. Note the Association does not share resident email addresses with anyone.

Most of the meter replacements go without a hitch. The easy ones take about 20 minutes. The more complicated ones take longer and can require extensive work in the utility closet. Since the original meter installations in 2006, many property owners have needed to replace hot water heaters, furnaces, or boilers. As a result, the installation of those necessary replacements has, in some cases restricted access to the meters and made replacement more complicated and time consuming. In some cases the plumber has to take out a hot water heater or furnace and related venting just to reach the water meter.

What makes adhering to the schedule a challenge is the plumbers won't know what they'll run into until they get into the property and check things out. We're in regular phone contact with the plumbers and when things come up that impact the day's schedule, we talk it through and figure out the best path forward with minimal interruption. In those situations where access problems prevent the meter from being replaced as scheduled, they will be rescheduled in due course.

All this uncertainty makes shutting the cul-de-sac's water off a necessary step. Once the work is done, the plumbers need to come back when the water has been turned back on to make sure there are no leaks. So, if you have a morning meter appointment, you may have to postpone that afternoon drive until after the plumber has double checked their work.



Meters for Campanilla & Cordero

Brown water: turning the City's meter back will sometimes stir up the silt that's settled in a line. If you experience this, simply let the cold water run for a bit to clear it up.

Also, please direct any questions you have about the process – either before the installation date, or on the day of – to the Manager's Office at 505-471-8809. The plumbers are there to replace the meters, have a schedule of appointments and may not know the answers to the questions that may come up. Lastly, if they finish an appointment early, they will go on to the next appointment, so they may get ahead of schedule. The sooner they finish, the sooner the water can be turned back on.



The Manager's Office will be closed Thursday & Friday, November 23rd & 24th in observance of Thanksgiving.

November Dates

- Nov 4th - Use Your Common Sense Day
- Nov 11th - U.S Marine Corps Birthday
- Nov 13th - World Kindness Day
- Nov 21st - Pumpkin Pie Day
- Nov 23rd - Thanksgiving Day

Next Board Meeting

Wednesday, December 6th
7:00 PM

~ Manager's Office ~

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

Download the Board Packet 2 days before meeting:
www.ParkPlazas.org

Thanks giving - food for thought...

Thanks giving, with a little gratitude mixed in, nourishes the soul and offers profound benefits that go beyond words. These practices connect us to the core of our being, grounding us in appreciation for life's gifts. The act of giving thanks fosters a sense of contentment and inner peace, soothing the restless soul. It opens the door to mindfulness, helping us appreciate each moment and find beauty in the simplest things. Gratitude deepens our relationships, enriching our connections with others, and fortifies our empathy and compassion. It instills resilience, allowing the soul to weather adversity with grace. Ultimately, thanks giving and gratitude infuse the soul with profound joy, purpose, and fulfillment.

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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PPN is prepared by the
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