

PARK PLAZAS NEWS

www.ParkPlazas.org

July, 2026

From the President

Around the Neighborhood ----

Architectural Control Paint Color Guidelines

Over the past several months, the Board worked with Tara Teilmann, a licensed architect specializing in color design, to update the community's color options while preserving the Southwest character of the neighborhood. At the June 24 board meeting, the board approved an updated color palette for stucco, trim (canales, door frames, garage doors, garage door frames, window frames, portal frames, beams and corbels), and fences. Color boards are available at the PPCSA office and guidelines can be found at <https://www.parkplazas.org/architectural-control>.

Tree Mortality in New Mexico

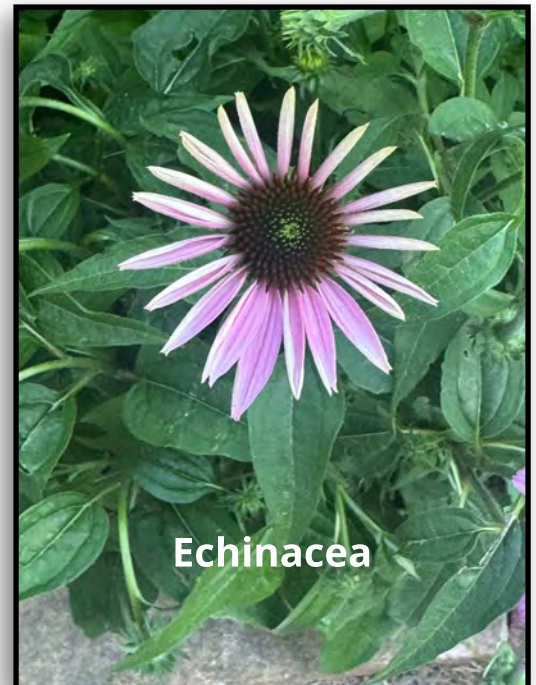
Recently, the Santa Fe New Mexican published an article on tree mortality throughout New Mexico (June 12, 2026). NM Forestry Division Health Program Manager Victor Lucero discussed how warm temperatures and drought conditions made trees more susceptible to insect attacks and other stressors, which in turn resulted in triple the number of trees dying in 2025. As long-term drought becomes the new normal, trees are competing for limited resources and are more exposed to insects and disease. While homeowners can water more, this is not feasible in some areas where water is not available or easily transported to a site. Thinning trees is helpful in that it allows remaining trees to become more resilient and defend against native insects. Lucero concluded by saying "the very best we can hope for is a stellar monsoon season."

Architectural Control Committee (ACC) Seeking New Members

Last week Susan Swoboda sent an email to all residents seeking volunteers for the ACC Committee. Members will conduct visual inspections of all homes and lots, focusing on maintenance and compliance standards. Please contact Susan at [2sswoboda@gmail](mailto:2sswoboda@gmail.com) or text (408) 649.9030 if you are interested in learning more about how you can support Park Plazas through this work.

Recruitment of Community Manager

To date, the Search Committee has received 70+ resumes. Three candidates were interviewed but for various reasons, did not move forward. The Committee has acknowledged that the search for a new Community Manager may take several more months and the board is working on a "stop gap" plan that would enable Richard to begin reducing his workload.



Echinacea

Neighbor to Neighbor Food Drive

Join with others throughout our community in providing funds to the Food Depot for hunger relief. Between June 1 and August 31, neighborhoods compete to raise funds that support the nine county service area, approximately 43,000 people. Just \$1 raised during Neighbor to Neighbor can provide up to four meals through Food Depot programs. For information on how to participate, please visit <https://thefooddepot.org/n2n/>.

We wish you and your family a very happy and safe 4th of July. Thank you for all that you do to make Park Plazas such a special community. See you on the trails!

Laurie Glaze,
President, PPCSA
president@parkplazas.org

Board Meeting Notes

The Board met on June 24, 2026. Items from the meeting include:

- Approved Alicia Elkort to fill unexpired board term of Catherine Akridge
- Appointed Alicia Elkort as board Treasurer to serve unexpired term of Susan Swoboda who will chair Architectural Control Committee
- Approved various committee reports
- Approved updated color palette for stucco, trim, and fences
- Accepted resignation of board member Cassara Higgins, effective July 31
- Board went into Executive Session
- Next monthly board meeting will be held on **Wednesday, July 22, 2026** at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome.

From the Manager

Landscape

- Irrigation – Reported leaks have been repaired
- The second tree spraying in the common areas was completed. There were 36 lot owners requesting that 68 trees be sprayed. The billing will be added to the July 1, 2026 billing cycle.
- A very large Siberian Elm tree was taken down on Plaza Verde.
- The crusher fines path on Ristra cul-de-sac will be restored on June 29th.

Sewer Lines

- Trunk sewer line maintenance jetting was performed over 28 hours at a discounted rate of \$350 per hour, compared to the standard rate of \$449 per hour. Fifteen residential service lines were also jetted at a discounted rate of \$299 per line, compared to the standard rate of \$449 per line with a one-hour minimum charge per residence. We received advise from our plumber that a sewer line coupler had shifted and will need to be repaired. The repair quote is \$8,200.

Parking

- In some cul-de-sacs, parking continues to be an issue. To prevent towing of vehicles, residents must receive a parking variance if they cannot park in the garage.

Crime

- Police responded to separate calls on in Plaza Amarilla and Plaza Verde on the same evening. In both cases residents reported a suspicious vehicle matching a similar description. No damage or theft was reported.

Sales & Walkins

Currently there is 1 property listed for sale and 1 that is pending. Properties closed in 2026 total 15. Month to 6/30 walk-ins total 39.

Gene's Nature Walks

Have you ever wondered what that beautiful yellow flower is along the walking path? Or why some of our native grasses stay green with so little water? Join your neighbors and discover the amazing variety of plants and wildlife that call Park Plazas home.

Park Plazas Board member and longtime resident Gene Harrell hosts a guided Nature Walk on the third Saturday of every month at 8:00 a.m. Gene has a wealth of knowledge about our high-desert landscape and enjoys sharing it with anyone who has an interest in learning a little more about the place we live.

As you stroll through our 75 acres of open space, Gene will point out the native grasses, wildflowers, shrubs, and trees that thrive here. Depending on the time of year, you might see blue grama, galleta grass, Indian rice grass, chocolate flower, desert marigold, scarlet globemallow, blue flax, penstemon, blanket flower, and many other native plants. You'll also learn how these plants support birds, butterflies, bees, and other wildlife while helping conserve one of our most precious resources—water.

Every walk is a little different. Spring brings fresh blooms, summer offers colorful wildflowers after the monsoon rains, and each season has something interesting to discover. Whether you've lived in Park Plazas for thirty years or thirty days, you're likely to come away with a new appreciation for the natural beauty that surrounds us.

The walk begins at the children's playground in the Fresa cul-de-sac (off Plaza Rojo) and lasts about an hour at an easy, relaxed pace. Wear comfortable shoes, bring a hat, sunscreen, and a bottle of water—and don't forget your curiosity! Everyone is welcome.

This has become a well attended nature walk and many thanks to Gene for sharing his time, knowledge, and enthusiasm with our community. We hope you'll join him on an upcoming walk!





July Dates

- July 1st - Second Half of the Year Day
- July 4th - Independence Day
- July 10th - National Piña Colada Day
- July 16th - National Corn Fritter Day
- July 23rd - National Vanilla Ice Cream Day
- July 30th - National Public Education 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, July 22nd
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.

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Summer Watering Restrictions

As we move into the warmer months, please remember that the City's seasonal watering restrictions are now in effect from May 1 through October 31, outdoor irrigation is not permitted between 10:00 a.m. and 6:00 p.m. This applies to all watering, including drip systems and sprinklers.

PARK PLAZAS

COMMUNITY SERVICES ASSOCIATION

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