

PARK PLAZAS NEWS

From the President

Let's talk about **Short Term Rentals**.

Definition - The City's Short Term Rental Ordinance defines a "short-term rental" (STR) as rental for less than 30 calendar days. To operate an STR a homeowner must obtain a business license and STR permit and satisfy extensive additional requirements.

Park Plazas *Declaration of CCRs*

(<https://www.parkplazas.org/governing-documents>)

does not permit home employment that involves customers coming to the home. We view an STR business as a "home employment" that involves "customers" – i.e., renters – coming to the home. Thus, the Association's position is that **STRs are not permitted**.

We state that policy on our website and in the Disclosure Certificate we give all contract purchasers of homes. Purchasers have seven days to cancel contracts after receiving the Certificate if they wish. We are exploring ways to notify all real estate agents in the City confirming that policy as well.

Based on a freedom of information act request we filed with the City last fall, there are no licensed STRs in our community. While we have anecdotal evidence that three homes may have previously functioned or now function as STRs "under the radar", we have no clear proof of that. All are listed on sites such as VRBO, Home Away, and AirBnB. But our anonymous efforts to rent them for less than 30 days have always failed. With adequate proof of an STR, we would notify the homeowner to stop the practice. Should they fail to stop operating as an STR, we would report them to the City as engaging in a business without a business license and request an enforcement action.

Some have raised concern about homeowners renting homes on a "rolling" 30-day basis to different parties, which is, but for the 30th rental day, analogous to an STR. That is allowed under our Declaration and does not require a business license. **However, we have no evidence of that occurring here in Park Plazas.**

In some areas, "creative" ways to circumvent restrictions on STRs are being employed. For example, form a corporation, sell stock in it to people who want an STR in a community, purchase a home in the community in the name of the corporation, and grant stockholders use rights for less than 30 days (which are not "rentals"). This practice is being litigated on the basis that despite the "form" of the arrangement, the "substance" is an impermissible STR. **Again, we have no evidence of such practices being employed here in Park Plazas.**

In summary, given that we only suspect that less than 1% of our homes may be or have been STRs (with no clear proof of that), no evidence of the presence of any "rolling" 30-day rental practices, and no evidence of purchase of homes in our community through creative structures to circumvent the prohibition on STRs, it does not seem to me that we have an STR problem at present.

The only way to require minimum rental terms of, say, 90 days or put in place prohibitions on circumvention practices is to amend our Declaration. That requires approval by 75% of our homeowners – 332 owners. My personal view is that such an amendment likely would fail because most "investor" homeowners would not approve it, some homeowners who may want the option of becoming "investor" owners would not do so, and inevitably some homeowners would simply not respond to a request to consider and approve the amendment.

At present, fortunately, devoting time and energy to such an amendment would seem to me to be a "solution in search of a problem" rather than a priority because an actual problem exists.

But I'm just one voice. If you have views on this topic, let me know at president@parkplazas.org.

Tom Carr,
President, PPCSA

Manager's Report

An inventory of variations from ACC standards is complete. Macro results:

- Fences – 33% of 442 properties have variations,
- Garage doors – 20%,
- Gates – 55%,
- Stucco – 10%,
- Trim – 35% and
- Common area use – 15%.

Results have been passed on to the Architectural Control Committee for review and recommendations to the Board.

Efforts to clear up past due accounts receivable continue to be effective.

Blea's Tree Service trimmed and/or removed several problematic trees in a number of cul-de-sacs including Nube, Cordero, Lirio, Cisne, Puesta del Sol and Tulipan.

Hydro-jetting of the trunk lines was completed by Drainworks.

Water lines were flushed in Paloma Plaza in an effort to eliminate sediment build-up for a particular homeowner. As advised by the City, this problem is generally attributed to little or no water flow over an extended period of time. The flushing involved a coordinated effort between the City and residents, with the City opening the nearby fire hydrant and owners turning on their outside hose-bibs and running the water for 10 minutes. Where possible, the run-off water was directed to vegetation.

The existing social path at the southern end of Flores Plaza has been defined with a surface of crusher fines (small particles of crushed rock; gravel) and metal edging. Once the surface becomes fully compacted through use and rainwater, it will become more stable and blend in with the natural surroundings. This is a pilot project to help decide how best to address other social paths designated for additional definition and surfacing.

Richard White

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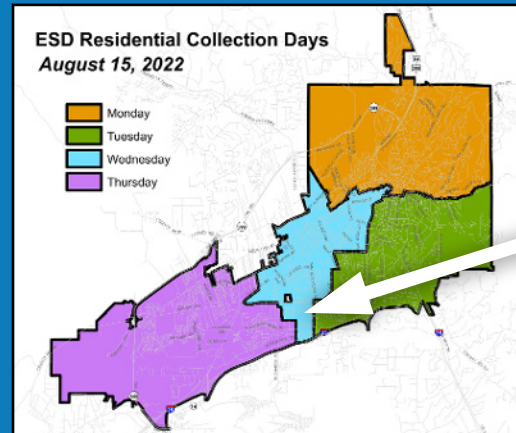
Board Notes

The July Meeting of the Board of Directors was canceled due to Board Members' illness, travel, and scheduling conflicts. A quorum was not possible.

The next Board Meeting will be held on August 24.

NEW Trash Collection Day

The City of Santa Fe is changing our Trash Collection Day to **WEDNESDAY**, starting the week of August 15.



Park Plazas

Holiday collection is also ending. Find more details from the City in their FAQs. [CLICK HERE.](#)



NEIGHBOR to NEIGHBOR Fund Drive

Food insecurity may affect as many as one of every six people and one of every four children in New Mexico. Right now, some of our neighbors may be in peril – just one illness, an accident, or an unexpected repair away from needing food assistance.

Santa Fe Food Depot provides support in nine neighboring counties, distributing over 800,000 meals per month to those in need. Ninety-five percent of every dollar donated goes toward preparing and distributing those meals. Each dollar provides four meals for someone suffering from hunger.

The Food Depot's **Neighbor to Neighbor** Fund Drive runs now through September 17. With over 140 neighborhoods and business participating, this is the Food Depot's largest annual fund drive. Park Plazas has been involved since 2015. In 2020, the generous residents of Park Plazas contributed an amazing \$6,500 to finish in 3rd place among neighborhoods of a similar size. Let's do it again! Donate here:

www.thefooddepot.org/n2n/

Mini-Splits

Ductless Air Conditioning and Heating

The Architectural Control Committee (ACC) is seeing a number of home improvement applications for mini-split air conditioning units. The ACC typically considers three factors when reviewing these applications:

- Noise level of outdoor compressor unit.
- Location where compressor unit will be mounted – rooftop or ground adjacent to the home?
- Cables running along an outside wall from compressor into the home.

Questions related to mini-split installation:

- **Noise** - Many of us live in close proximity to our immediate neighbors. Is there a potential to affect an immediate neighbor with noise? Technology has improved rapidly and the better quality units are now much quieter. Will the unit be of the quieter variety?
- **Compressor location** - What is the best option for locating the compressor unit? Rooftop or on the ground? How will this location impact neighbors?
- **Cable connection bundle** (wiring, conduit, piping) - If cables run along an outside wall, what can be done to improve the aesthetic impact?
 - a. Run the cable through appropriately colored channeling?
 - b. Paint the cables to match the underlying stucco?

In a recent discussion with a homeowner, the ACC was asked why we don't have clear guidelines for mini-split installation. It's a good question. This technology is relatively new and did not exist throughout most of Park Plazas' history. In general, we have tried to keep guidelines to a minimum while relying on the common-sense judgment of committee volunteers who review the applications.

Mini-split systems combine an outdoor compressor unit with one or several indoor cooling units.

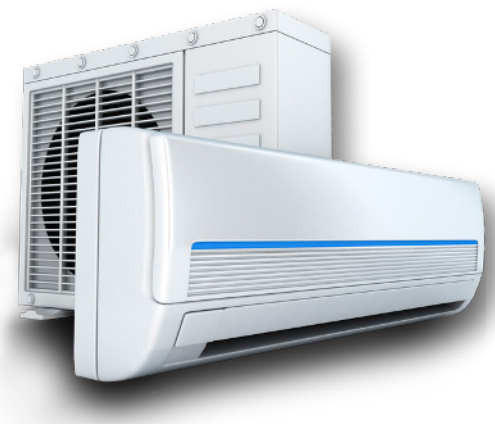
Indoor components are:

- mounted high on a wall,
- fairly unobtrusive,
- quiet.

The connection between the outdoor and indoor units:

- is small,
- requires a hole through the wall or roof of a few inches diameter,
- does not require any ductwork.

Mini-split systems can be used to just cool a space or both cool and heat with the addition of a heat pump.



Bruce Bender

Chair, Architectural Control Committee

Fire Awareness & Prevention Webinar



On July 26, Porfirio Chavarria, Wildland-Urban Interface Specialist - City of Santa Fe Fire Department, held a Fire Awareness & Prevention webinar for Park Plazas, Pueblos del Sol, and Pueblos de Rodeo communities. The presentation, coordinated and moderated by Park Plazas Community Manager Richard White, reached 67 attendees on Zoom.

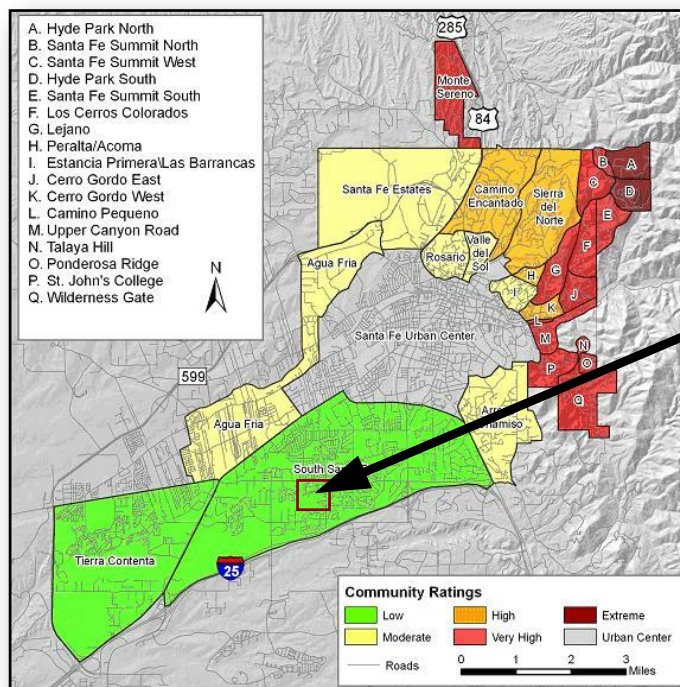
THE GOOD NEWS!

Mr. Chavarria began by showing the Wildland-Urban Interface Risk map for Santa Fe. As shown below, Park Plazas is the middle of the LOW-RISK area.

Reasons for this designation:

- Plenty of fire hydrants throughout the neighborhood.
- Several roads that access the neighborhood.
- Type of vegetation. There is not a densely packed forest abutting our homes. We are in a “savanna” area with grasses. Grasses burn out quickly. They can also be controlled by cutting them back.
- Flat land. We have no sloping hillsides as in the foothills north of town. Fire travels UPHILL.
- Proximity of fire station. The closest station is located across Rodeo Rd. by the rodeo grounds. Mr. Chavarria estimated the response time to be two minutes.
- Stucco homes are not especially flammable.
- Flat roofs don’t catch fire unless debris like leaves have been allowed to collect on the roof.

In addition, Mr. Chavarria stressed that **at no time** were Park Plazas or the City of Santa Fe in any danger from the Hermit’s Peak fire.



Park Plazas

POSSIBLE AREAS OF CONCERN and HOW TO MITIGATE

- Wood piles next to homes. Move them 10' from the house. A small stack of 3-4 logs near the house in winter is OK.
- Dead junipers - remove all dead trees and the debris they collect from your property.
- Outbuildings - Remove yours if you see it as a hazard.
- Wood fence areas that are connected to the house. There are fire retardants that can be painted on this fence area; due to the harsh Santa Fe sun, the retardant will need to be reapplied every year.

PROTECTING YOUR HOME

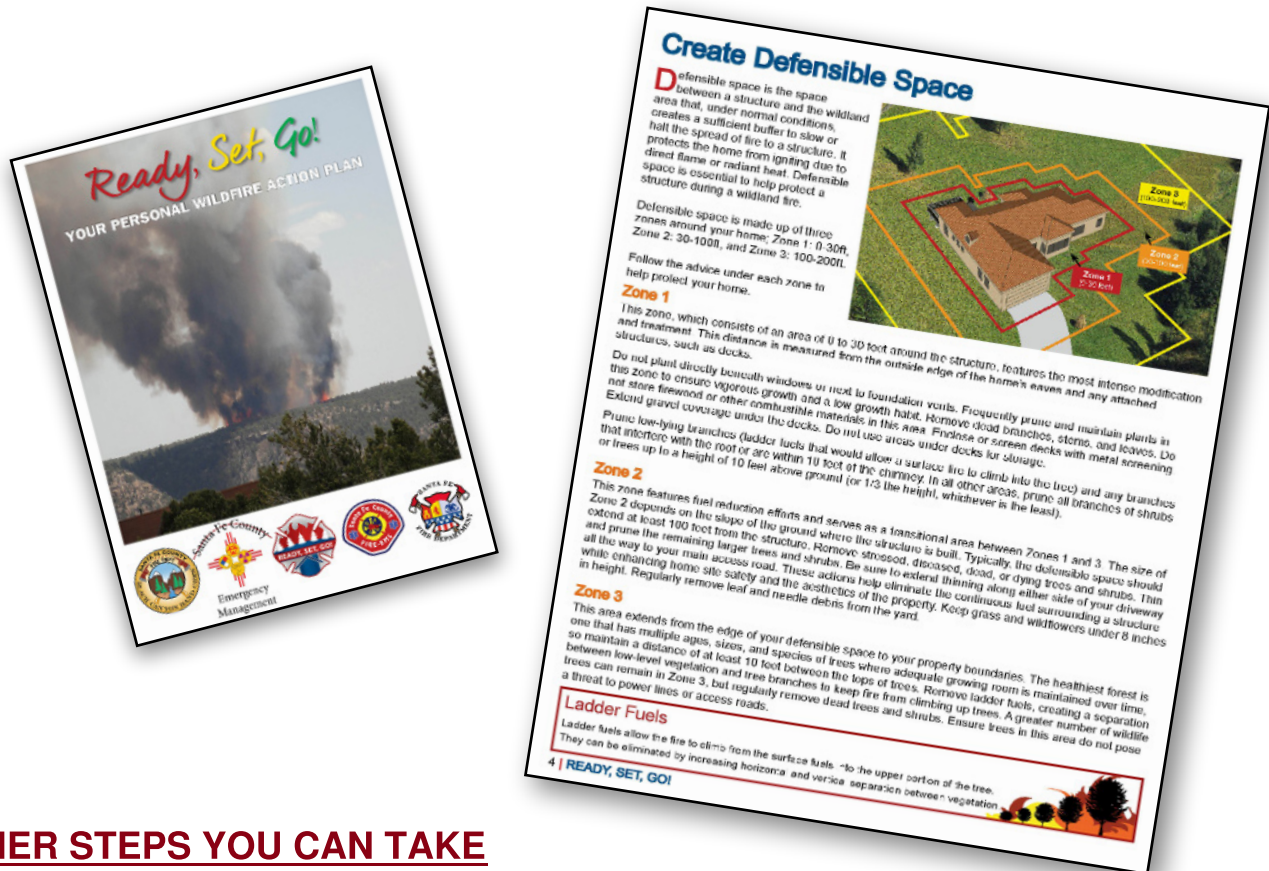
Mr. Chavarria discussed the two ways homes can catch fire from a wildland fire.

- Flames. He stated that he did not see this as a risk for Park Plazas.
- Embers which may blow from a fire.

Mr. Chavarria recommended “hardening” your home by using the location-specific mitigation steps listed above, as well as:

- Installing double-paned, metal frame windows with screens.
- Creating a defensible space – see article below
- Clearing easily flammable materials in Zone 1.
- Breaking up vegetation in Zone 2.

See guidelines, below, included on page 4 of the *Ready, Set, Go* pamphlet provided by the Fire Department. Download the document: www.santafecountynm.gov/media/files/SantaFeRSGGuide2017.pdf.

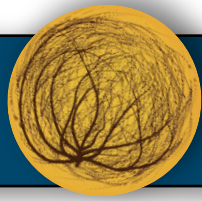


OTHER STEPS YOU CAN TAKE

Sign up for “Alert Santa Fe” to receive text notifications of emergency situations - www.santafenm.gov/alertsantafe.

Contact Mr. Chavarria for a free fire risk assessment of your property - (505) 955-3119 or pncchavarria@santafenm.gov.

BANISHING TUMBLEWEEDS!



On Saturday, July 16th, the Landscape Committee organized a tumbleweed-pulling party at the meadow by the Community Garden. Our hope is to reduce the amount of tumbleweed and prevent it from reseeding itself as much as possible. Fifteen wonderful and enthusiastic volunteers created a huge pile of tumbleweed ready for Oscar to pick up. The PP management office supported us by sending out the announcement and providing water for the volunteers.

With the recent rainfall, the Committee may schedule another tumbleweed-pulling event soon. Those pesky weeds are so much easier to pull up when the earth is damp!

THANK YOU, VOLUNTEERS!

Landscape Committee

REPORTING LANDSCAPE ISSUES IN COMMON AREAS

The Landscape Committee is asking Park Plazas residents to please direct all requests and reports regarding landscape issues in Common Areas to the PPCSA office. Our Community Manager manages the assignments for our groundskeepers and can best handle these requests.



PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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BOARD of DIRECTORS

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PPN is prepared by PP Communications Committee:
Kathy Bell Hargrave (Chair), Tom Carr, Laurie Glaze, Marianne Murray, Richard White

August PPCSA Board Meeting

Wednesday, August 24
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