

PARK PLAZAS NEWS

www.ParkPlazas.org

September, 2025

From the President

Around the Neighborhood---

What does climate change mean for New Mexico? First it is characterized by rising temperatures, leading to increased heatwaves and a shift from snow to rain, which in turn reduces snowpack and streamflow. These changes then exacerbate drought conditions and increase the frequency and intensity of wildfires and floods. Water resources are significantly stressed, threatening agriculture, public health, and infrastructure across the state.

And while we tend to think of climate change in terms of environmental damage, we cannot overlook insurance risks that directly impact homeowners and our Park Plazas Association. As the frequency and severity of weather events increases, insurance companies are faced with higher claims that lead to greater financial strain and insolvency. This leads to rising insurance premiums or a withdrawal from the market, resulting in higher deductible policies with less coverage at increased cost or an inability to retain coverage.

At Park Plazas, we have begun focusing on how to reduce our fire risks both in terms of our property and, even more importantly, our homes. For the next few months, we are going to share information to help “firescape” homes and property – limiting things that are more likely to be ignited by sparks and slow or limit burning when they do ignite – and our efforts to create time frames, priorities, work plans, and budgets that can reduce risks and integrate new practice models.

A review of the City of Santa Fe [“Know Your Zone –](#)

[City of Santa Fe”](#) states that Park Plazas is not in a pre-planned wildfire evacuation zone and we are in a low risk fire area. We also have safeguards – wide streets and sidewalks, favorable wind direction, and a nearby fire station. However, we also know that 80% of fires do not occur from encroaching flames, but from wind spread embers/sparks that can travel up to three miles. This is where the risks to our homes and property increase.

We recently undertook a property fire assessment with Porfirio Chavarria, Wildland Urban Interface Specialist, Santa Fe Fire Department. Additionally, using a drone, we conducted aerial visuals of trees that will enable us to assess density, proximity, roof overhang, etc. Coupled with recommendations from Firewise USA, a self-funded nonprofit program of the National Fire Protection Association (NFPA), we are beginning to develop plans that can reduce our fire risks.

Firewise USA and Porfirio Chavarria both recommend three zones of defensible spaces, and we are going to begin focusing on Zone 1 as it is that area closest to homes and is, for the most part, the responsibility of homeowners.

Zone 1 encompasses the roof and all areas within 5 feet of a house. This includes trees, shrubs, fences, outdoor furniture, and the outside walls and coverings (aka cladding). This is the most vulnerable area to embers and flames and should be most aggressively maintained for making a house more fire resistant. Recommendations include:

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- No flammable items should be stored or accessible within a 5 foot zone.
- Conifer trees/shrubs (pines, junipers, spruces, firs, and cedars) should be removed as they contain resins, oils, and waxes that intensely burn and needles that burst into flames with intense heat.
- If trees are to be planted in this zone to provide shade, they need to be deciduous, as deciduous trees have higher moisture content in their leaves and don't contain flammable oils.
- Remove branches within 15 feet of chimneys and stovepipes.
- Although trees such as cottonwoods and aspen do not burn well, the leaves they drop in autumn are highly flammable and should be removed if in this fire zone.
- Remove lower tree branches about one-third of the tree height up to six feet.
- Clean roofs, canals and gutters of materials that can catch burning embers - dead leaves, debris, pine needles, etc. If roof debris is from trees within your property, trim these at least 5 feet away from the house or remove them.
- Reduce the ability of embers that can pass through vents in the walls and eaves by installing ½ metal mesh screening. This should be checked annually and is available from hardware stores.
- Move flammable materials away from wall exteriors, e.g., mulch, flammable plants, leaves, needles, firewood piles, etc. From underneath decks and porches, remove any stored items that can burn.

The City of Santa Fe Fire Department can provide homeowners with individual wildfire home hazard assessments. If you would like to schedule, please follow this link:

<https://outlook.office.com/book/WildfireAssessment@santafenm.gov/?ismsaljsauthenabled=true>

And finally, all residents of Santa Fe should be signed up on the [Alert Santa Fe](#) notification system for emergency notifications, community wildfire information, and severe weather alerts.

Ensuring a safe neighborhood involves all of us and we will be working with Tierra Bonita, the Santa Fe Fire Department, other neighborhoods, community groups, and others to build our plan. I would welcome any information that you have!

Laurie Glaze, President

Park Plazas Community Services Association

president@parkplazas.org

Board Notes

The board met on September 24, 2025. Items from the meeting included:

- Reports from various committees;
- Approved updated policy for Vehicle Storage Lot;
- Continued discussion for expanding options for exterior color palette;
- Confirmed vacation for Community Manager;
- Next board meeting will be held October 22, 2025 @ 6:30 pm at PPCSA office.
- All residents are welcome to attend.

DOOR TO DOOR COMPOSTING - Park Plazas can partner with Reunity Resources to offer weekly home compost pick-up at \$30/month—a 25% discount for the first 12 months. This rate requires at least 50 participating homes and applies only to weekly service (not bi-weekly). Current subscribers will see their \$39/month rate rise to \$43 this fall, but Park Plazas residents can lock in the discount using a promo code at signup. Visit Reunity Resources for details.

ITEMS OF INTEREST

Landscape

- In the Estates, there are 15 lots where the house footprint matches the lot size, leaving the surrounding land as common area to be maintained by the Association. It's become evident that we need to establish a 7th zone to our landscape management model. Most of the common area to be maintained is situated within the boundaries of the 15 houses, is not readily accessed or generally available to the public and may be tended to at a different frequency than the other zones or categories.
- The landscape renovation project serving 2941 to 2945 Plaza Azul (Pi.on) has been completed by Tierra Bonita. This project included:
 - Reshaping the grade to direct overall drainage toward the rebuilt French drain.
 - Installing a 4" drainpipe for the owner of 2943, allowing water from three canales draining into their front courtyard to be diverted and merged with the French drain.
 - Adding a new layer of weed cloth topped with Santa Fe Brown gravel.
 - Installing a handrail along the walkway.

Asphalt, Cement and Related Work

- The Colina project is underway. The failed concrete sidewalk was replaced this past Saturday, and the balance of the drainage work will be completed once the concrete cures. The sidewalk replacement on Piñon was delayed because a car was parked too close to the area. The work will be rescheduled.
- Richard and Marvin from AFJ inspected all the cul-de-sacs and identified projects for 2026.

Updated Drone Photography

- Katie Johnson who did the drone photography in February of 2023 completed a updated drone shoot of our community this past Friday. The new images clearly show the footprint of the deciduous trees and their related encroachment over the rooftops. These will be used as a planning tool for fire mediation.

Parking

- Notices were put out last week with follow up in 10 days from the date of notice.

Administrative

- Six residents have advised the Manager's Office they signed up for the Reunity composting program.
- The google email list previously use used to send the Park Plazas News, has been integrated into AppFolio. Going forward, the News will be sent from AppFolio.
- A new version of the Welcome packet is available on the home page of parkplazas.org

Sales and Walk-ins

- There are 5 properties listed for sale and 5 others pending. Month to date walk-ins total 43.

CHANGE: Friend or Foe? Change is a constant part of life—nothing stays the same forever. When we embrace change, we open ourselves to growth, new opportunities, and smoother transitions. Accepting what we cannot control makes life less stressful and more fulfilling. On the other hand, resisting change often leads to frustration, wasted energy, and missed possibilities. By adapting with flexibility, we make life's challenges easier to navigate and find peace in the process.

Hi Park Plazas, it's Cassara and the Community Engagement Committee, and we are back to share with you what's been happening the last month and what you can do to get involved. Below is an overview of two events that happened in September, the Ladies Luncheon and the kick off of our Cul-de-sac Captains.

Ladies Luncheon

On September 22, eighteen residents gathered at The Montecito for our first Park Plazas Ladies Luncheon. Attendees included those who had recently moved to our community as well as others who have lived here for years. We all agreed that we want to build on the energy and enjoyment while also looking to expand opportunities to make new friends and build community.

Cul-de-sac Captain Kick Off

We are excited to introduce our Cul-de-sac Captains who have stepped up as community ambassadors of to new residents.

- Susan Swoboda – Plaza Verde
- Cassara Higgins – Pinon (Plaza Azul and Puesta del Sol for time being)
- Sarah Handy – Tulipan
- Mary Erb – Orquidea, Clavel
- Trish Condit – Clavel
- Chris Bartsch – Cordero, Campanilla, Paloma
- Kathleen Jung – Narcisco
- Catherine Akridge – Nieve
- Jane Steinberg – La Luz

As you can see there are several Cul-de-Sacs in need of captains. If you are willing to get involved here are more details on the role and responsibilities can be found here: (<https://www.parkplazas.org/communityengagement>).



Mary Erb, a new resident to Park Plazas, is an avid Scrabble player and would like to start a neighborhood Scrabble (and other board games) group. Call/text her at 505.660.9344 if you are interested.

Pickleball! Park Plazas is playing pickleball! Neighbors wishing to connect with others can do so via the TeamReach app, a free IOS and Android app that provides a safe and organized platform for individuals to communicate about open play. Simply download the app and use the group code – PPP-2025. Set up notifications in Settings so that you will be notified when someone posts. If you need the code to the Park Plazas tennis and pickleball court, fill out form at (<https://www.parkplazas.org/tennis-pickleball-courts>).



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>.

YARD WASTE REMOVAL: Park Plazas has adopted a yard waste removal policy allowing the Association to clear items from Common Areas around residences and charge the lot owner. Fees start at \$50 per incident and vary based on time and resources required. Decorative items such as maintained benches, bird baths, feeders, statues, and planted pots are exempt. For rental properties, any fees will be added to the owner's account.

Click the link for the [Yard Waste Policy](#).

October Dates

- Oct 1st - International Coffee Day
- Oct 6th - National Physician Assistant Day
- Oct 15th - National Cheese Curd Day
- Oct 17th - National Mulligan Day
- Oct 22nd - National Make a Dog's Day
- Oct 28th - National First Responders 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, October 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.

www.parkplazas.org

Community Garden - at month 6

End of the Season!



PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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