

PARK PLAZAS NEWS

www.ParkPlazas.org

March, 2024

From the President

Let's continue to talk about the "joy" of homeownership

Our governing documents provide that "the President shall appoint an Architectural Control Committee that is to

- "use its best judgment to see that all improvements, constructions and alterations within Park Plazas conform to and harmonize with existing surrounding structures",
- exercise approval authority over all proposed structures and alterations of existing structures with the community, and
- "upon [an] Owner's failure to maintain the exterior of any structure in good repair and appearance . . . make repairs and improve the appearance at the Owner's expense."

The ACC has two functions: assure that properties are properly maintained and, as owners propose changes, assure that they comply with the ACC's guidelines and policies, so that, as properties evolve, they "conform to and harmonize with existing surrounding structures."

The ACC carries out its functions through spring inspections and limited fall re-inspections, done by ACC members and other volunteers, and an online process for those seeking changes to submit applications and supporting materials.

Given the many volunteers helping, all of whom have "other lives to live" and varying degrees of commitment to the inspection process, the ACC's inspection protocols have not been uniformly followed. Too, improvements have been made that do not comply with established guidelines, either without approval or despite the guidelines.

This year, we plan to change how the ACC functions. The ACC will focus on *maintenance issues*, rather than *noncompliance issues*, as its primary

near-term objective is to make sure our community presents itself as a well-maintained, attractive place to live.

To insure a more uniform approach to inspections and required owner action steps, a small group will conduct spring inspections. Owners will receive a streamlined notice identifying the maintenance actions (if any) they need to take, often accompanied by illustrative photographs. For issues that can be resolved relatively inexpensively and in a safe working environment, we again will seek to provide the option (not obligation) of engaging a "jack of all trades" contractor for those interested in that, as was done in 2023.

Subject to the Board's direction as to how to proceed, once substantial compliance with addressing maintenance requirements is achieved, the ACC will focus on dealing with properties that do not comply with guidelines (where it did not approve non-compliance).

Non-compliance situations predominantly involve use of unapproved colors that cause properties not to "harmonize with existing surrounding structures". Based on a 2022 property inventory, color noncompliance with respect to stucco was 10% of homes; canales, 15%; garage doors and trim, 20%; fences, 33% and house trim, 35%. It is not likely that the percentages have changed much since then.

The Board will need to give the ACC direction as to how, if at all, it wants properties brought into compliance, what the ACC's priorities should be, and how to reasonably balance the need for compliance with the cost and complexity of achieving that--repainting a garage door an approved color, for example, is easy and inexpensive, while skim-coating

From the President...

stucco an approved color is neither. Additionally, the guidelines will be reviewed, as has been done periodically, to make sure they remain appropriate as our community grows and evolves.

Since we moved here in 2006, under the ACC's guidance, and through the work done by literally dozens of its volunteers, our community has been increasingly well-maintained, the number of serious failure to maintain situations reduced to a mere handful, and better procedures introduced for reviewing proposed changes. So, owners, thanks for taking good care of your properties and continue to do so!

As always, questions? Comments? Concerns? Let me know at president@parkplazas.org.

Tom Carr, President

Board Notes

The Board of Directors held a regular meeting February 28th. Other than approval of routine reports, no official actions were taken. However, these matters should be noted:

- Irene Epp, Chair of the Nominating Committee, announced that the Committee had interviewed and would be putting forth a slate of 4 candidates to run for election at the March 27th Annual Meeting to fill the 2 Board seats becoming vacant this year.
- The candidates, about each of whom more information will follow, are Kathy Franklin, Steve Harvath, Gene Harrell and Connie Crow.
- The formal Notice of Meeting, Proxy for those wishing to vote without attending the Meeting, series of candidate profiles, and a return envelope will be mailed to all owners at least 15 days prior to the Meeting.
- The Meeting itself will be held at 6:30 p.m. on Wednesday, March 27th, at the Santa Fe Country Club. Light refreshments will be provided.
- President Carr reviewed the Architectural Control Committee approach to spring inspections that will be adopted this year, noting various changes designed to improve consistency in defining owner action steps required, a streamlined notice of inspection results that will be sent to owners of properties requiring action, and a focus on maintenance issues rather than issues of noncompliance with existing guidelines, as is discussed more fully in *From the President* in this issue.

From the Manager

Items of Interest reported at the February 28th Board Meeting

- Received a quote from Blea's Tree Service \$3,100 for tree & deadwood removal on Cisne and Ristra cul-de-sacs.
- The Gopher Trapper was onsite last week and removed 5 gophers.
- Irrigation Project: Talked with Baikal Harris and we're planning next steps. He's planning to begin on or about the week of 3/18. We will identify and map the 10 irrigation areas for restoration.
- Kelsey Pazera, With a Tree, and her team started a two-week fruit tree pruning project on 2/19/24.
- Audit Update: information for the 2022 audit has been provided to CLA. We need to schedule a site visit for them to see our premises sometime in March.

Richard White

CommunityManager@ParkPlazas.org

Office: (505) 471-8809 Cell: (505) 396-0028

Mail and Cars

Based on the number of calls and emails to the Manager's Office, and what we've heard from other neighborhoods, it's clear that mailbox tampering is on the rise. Of those reporting, only one reported mail theft. Others may have experienced mail theft and instead chose not to share that detail.

The best way to minimize the risk of losing important mail is to bring it in every day and not leave it in the box overnight. Also, signing up for the USPS's free Informed Delivery service will help you know what mail is to be delivered each day. Using email, the Postal Service will send you scanned images of each day's incoming mail. Click [Informed Delivery](#) to sign up.

Cars parked out in the cul-de-sacs are also targets. We received a Ring video of burglars trying to open a locked door. Keep the doors locked and bring inside whatever personal property you have in the car that would be inconvenient to have stolen. Realize, too, that keeping the doors locked does not prevent them from breaking a window to steal valuables. The safest protection, when possible, is to park your vehicle in the garage.



Vandalized Mail Box Pod on Cliff Palace on 2/28/24.

Spring Clean-up

For many, this is an exciting time of the year to get yards cleaned up after the winter and prepare for this year's growing season. As you may imagine, a major byproduct of this therapeutic effort is yard waste. Disposing of yard waste is the responsibility of the lot owner. Appropriate disposal options include putting the bags in a trash bin for pick-up by the City, taking it to the Association's dumpster and taking it to the City's landfill facility on Buckman Road. Keys to the dumpster area are available from the Manager's Office and the form can be found [HERE](#). Depositing bags of your yard waste outside your fence with the hopes that the Association's grounds crew will pick it up for you is not an option.

Also, when it comes to pruning, please limit pruning to vegetation in your yard. If you want something in the common area pruned, please contact the office rather than doing it your self. We learned from the Association's arborist that some of our trees were pruned in ways that injured the trees. Thank you.

Community Garden



Have you considered joining the Park Plazas Community Garden? Any resident interested in participating in the community garden for the upcoming growing season may contact

- Steve Harvath at c.collignon.harvath@gmail.com,
- Marcus Garcia at marc_j_g@msn.com, or
- Wayne Darnell at wayne_darnell@comcast.net

for details. If you already are a registered gardener and would like to continue with the same plot(s), it still is necessary to notify one of the above individuals to ensure your plot(s) is reserved for you. If you will be new to the garden this season, you will be given an opportunity to select from the available plots.

Landscape: Trees and Irrigation

In keeping with the Association's goal of preserving, protecting, and enhancing our landscape, there are two significant initiatives underway this spring.

The first is spraying our trees in the residential common areas. As in the past, Bugman is scheduled to be on site the first week of April to treat our piñons and other conifers. Spraying happens in the mornings ahead of the wind. High winds will delay project completion. They will use dormant oil and permethrin.

Also, Bugman is available to spray piñon trees in private property for a discounted fee on a "per-tree" basis. As we get closer, we'll send out an email with details on how to get on their schedule and the cost per tree. Private tree spaying will occur at the same time as the common area spaying. The cost for those having personal tree sprayed will be added to the May 1st billing.

The second initiative is our common area irrigation system. Good Earth Landscaping will be on site later this month to update approximately 10 drip irrigation zones. They will inspect and replace water control elements to expand the coverage of water dispersion to better match the drip lines, and to bring water to selected trees that currently do not get water.

By the way, our grounds crew will be turning on our drip irrigation system soon. Generally, each zone is programmed to water 3 times a week for a limited time. If, while out on a walk, you happen to notice a water spray or some other abnormal water flow, please let us know at the office so we can track it down and get it fixed.

March Dates

- Mar 1st - World Compliment Day
- Mar 3rd - National Day of Unplugging
- Mar 9th - National Get Over It Day
- Mar 17th - St. Patrick's Day
- Mar 29th - National Tater Day

Annual Meeting

Wednesday, March 27th

6:30 P.M.

in-person at the

Santa Fe Country Club

4360 Country Club Road

www.ParkPlazas.org

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza
2801 Rodeo Road, E-1
Santa Fe, NM 87507

OfficeManager@parkplazas.org

(505) 471-8809

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PPN is prepared by the
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