

PARK PLAZAS NEWS

January, 2023

www.ParkPlazas.org

From the President

Lets talk (again) about potpourri . . .

First and foremost, I want to draw attention to our various Committees, their Chairs, and their members. Risking repeating myself, these folks are the “heart and soul” of our Association. Working largely behind the scenes, they oversee a myriad of activities and concerns, from architectural controls to landscaping and fire risk mitigation, the dog park, our tennis and pickle ball facilities, community garden, RV storage lot, and our finances. When you encounter Committee members, please thank them for their service – and, if you’d like to join a Committee, please let our Community Manager know of that at communitymanager@parkplazas.org.

- **Architectural:** Bruce Bender (Chair), Richard Becker, Susan Feiner, Bob Jacob, Nancy Lane, Dick Lueck, Jane Steinberg.
- **Newsletter:** Laurie Glaze (Chair), Tom Carr, Richard White, Marianne Murray.
- **Community Garden:** Wayne Darnell (Chair), Marcus Garcia.
- **Dog Park:** Helen Lyons (Chair), Meredith Holden, Sue Horne, Michael Koepke, Kay Lockridge, Deanne Ottaway, Fritz Rothdach, Ann Warren.
- **Finance:** Richard White (Chair), Chris Bartsch, Peter Whitman, Tom Carr.
- **Landscape:** Nora Haskins (Chair), Irene Epp, Bill Glaze, Art Ireland, Carole Mathison, Marianne Murray, Elaine Pinar.
- **Mediation:** Tom Carr (Chair), Richard White.
- **RV Storage Yard:** David Harding (Chair; resigned November 2022 due to move), Gary Lutes (Deputy Chair), Carlyn Collins.
- **Tennis:** Jon Blakey (Chair), David Brenner, Kim King.

Second, we have now completed our first full year with Richard as our Community Manager and Cathy Kosak as our Office Manager. As an owner and as your President, I personally feel they’ve been a credit to our Association, having done excellent work throughout the year. They work very well together and with me as we try to maintain the quality of life we all share in Park

Plazas, as well as our property values. That is accomplished through oversight of Oscar and Arturo, our hard-working groundskeepers, working with our various Committees (in particular on developing strategies for preserving, protecting and enhancing our landscaping with the Landscape Committee and for assuring the financial stability of our Association with the Finance Committee), and assisting with special projects such as the Sign Study Group. Too, they respond to the many questions and concerns residents have as the days go by. While we always can improve on what we are doing, I am comfortable saying that in my own 16+ years as a resident of our community, over all our management and Committee structure and performance is far better than ever before.

If you have any observations to share with me about how we’ve done in 2022 (“pro” or “con”!), please let me know at president@parkplazas.org.

Third, our troubled system for using automated clearing house procedures for payment of assessments and other charges. As we’ve shared before, our vendor made a programming change of some sort in June 2022 that was not requested by or disclosed to us that suddenly made the ACH system unworkable. As a “lay” person, not a computer “geek”-- and as an owner using ACH-- I cannot emphasize strongly enough how frustrating it has been to experience the poor technical support we have received and the inability of our vendor to resolve the issues presented or provide a viable alternative.

However, I want to share two developments. First, with a group of participating owners, we have been testing an alternative system that, at least to this point, seems to be functional. However, it is something we can only test once a month, and we do not want to roll it out to the membership generally until we are 100% certain it works properly. Second, bearing in mind our frustration with technical support to date and the ever-present possibility the alternative system in fact won’t work, we have initiated discussions with a replacement vendor for our Association management software and billing

From the President, *continued...*

and payment processing. I would anticipate – but cannot promise – that we will be prepared to make a recommendation to the Board as to how to proceed at its January 25th Regular Meeting and bring that decision to everyone's attention in the February *Park Plazas News*.

Finally, at our Annual Meeting in March, 3 positions on the Board will be open, as the terms of Mary Dolan, Peter Whitman and Bruce Bender end. While I hope each will stand for reelection, I encourage any interested resident to step forward to join the Board. At its November meeting, the Board designated Irene Epp, one of its members, as Chair of the Nominating Committee charged with interviewing candidates and proposing a slate for consideration. If you are interested in running, please contact her at irene.epp@gmail.com.

I hope that everyone enjoyed a relaxing and fulfilling Holiday Season and that the New Year brings health, happiness and joy. If you have anything you'd like to share with me about our community, let me know at president@parkplazas.org. In the meantime, be safe and be well.

Tom Carr, President

Manager's Report

Items of Interest:

- More residents have signed up to use TOPS Pay. Charges will be entered and posted on 1/01/2023. From a process standpoint an *advance notice* of payment will be emailed automatically by the TOPS Pay system and on the 7th of January, automatic payments will be processed. If we are satisfied with the results, registration instructions will be made available to the wider community. In the meantime, we're exploring another highly regarded HOA management software program should it become necessary to switch.
- The two sump pumps on Cordero cul-de-sac gave signs of imminent failure and were replaced. Four homes are below grade and require sump pumps to move the sewage up to the City sewer main. The cost of this replacement was \$11,500 and was paid from the Reserve Fund.
- **Per the Board's vote at the November Board meeting to adopt the 2023 budget, the monthly assessment beginning 01/01/23 will be \$130.**

Richard White

CommunityManager@ParkPlazas.org

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

Water, Water Everywhere/Nor Any Drop to Drink! ***Samuel Taylor Coleridge, 1797, The Rime of the Ancient Mariner***

Most residents likely saw a steady stream of water running down Yucca cul-de-sac, over Plaza Blanca and into the Common Area beginning Friday before Christmas and not stopping until Tuesday, the 27th. Equally likely, they may have wondered to themselves

"why wasn't something done about that promptly?"

This was the 4th such problem we've encountered in the last several weeks, which is not atypical, as the Association owns the water lines from the 36 City "master" meters throughout Park Plazas to the homes and these situations arise with some regularity.

In general, the water lines are buried well underground – in this case, about 6 feet. Leaks occur due to subtle but continuous shifting of the ground as temperatures rise and fall seasonally, failure of connections of two pipes due to age and other factors, and "dips" in lines that put pressure on connections, eventually causing them to crack – and, ergo, leak. Freezing is not a cause because the lines are well below the lowest point at which the ground freezes.

Leaks generally are discovered when the ground under the asphalt has become saturated with water – which may take weeks or months, depending on the strength and depth of the leak – and water is forced up through a crack in the asphalt. Where water presents itself is not always an indication of the location of water line break.

When a leak is discovered, our goal is to find and repair it as soon as possible, to avoid water loss, but also with as little disruption to the water supply to our residents as possible – in other words, to shut off water to the cul-de-sac for the shortest possible time and with as little inconvenience to our residents as possible.

When the Yucca leak was discovered, our Manager met with Drainworks to assess the situation and given the Holiday weekend complications, develop a plan for repair. A joint decision was made to postpone any effort to find and eliminate the leak until Tuesday for a variety of reasons, including:

- work could not commence until a 3rd party utility locating team came to the site and marked underground utility lines, so that none would be severed when excavation to find the actual spot of the leak began;
- the cause of the leak could not be determined until excavation was complete, meaning it would be only at that point that the necessary parts to repair the leak could be identified, creating the risk that Drainworks did not have them in inventory. Since all plumbing supply houses were closed for Christmas and the excavation had allowed the leak to flow at maximum volume, water to the cul-de-sac would have to be turned off for several days, severely disrupting residents and guests and making it necessary for the Association to find (or attempt to find) temporary alternative housing to them at Association expense;
- after excavation and repair of the leak, all of the saturated soil (really, “mud”) that had been removed would need to be replaced by dry soil, creating the risk that it was not available, leaving a dangerous excavation open for several days; while
- no meaningful water loss would occur in the meantime.

Based on “Eye on Water”, the City’s system (to which the Association subscribes) that identifies continuous water flows occurring through its meters, the flow rate from the leak was only 32 gallons per hour – or about 2,500 gallons during the time from when the leak was discovered until the water could be turned off and excavation commence Tuesday. That not only was about 2 week’s consumption by a typical household in our community, but all the water flowed into and irrigated Common Area. No meaningful waste occurred.

In this particular case, the leak’s location was actually *downhill* from where the water bubbled through the asphalt and a key part required to repair the leak was *not* in Drainworks’ inventory (meaning the water would have remained off until plumbing supply houses opened Tuesday). With the exception of asphalt repair, which could not occur until the spate of bad weather that was predicted to begin Wednesday passed, the repair occurred and the excavation was filled in the ordinary course on Tuesday, with Drainworks having a crew onsite from early morning until about 7:00 in the evening to assure folks had water and no dangerous roped-off hole in the asphalt remained.



The Back Page

Nominating Committee Forming Now!

Committee Convenes in Late January

Annual Park Plazas Board Elections in March, 2023

We Need Your Active Involvement!

All Park Plazas residents, renters as well as owners, are eligible to join the Nominating Committee. This vital team will screen applicants and then propose multiple candidates for each of the 3 vacant positions to be filled in the annual election. The 3 Incumbents whose terms expire in March of course can run to retain their seats. At the same time, the Board strongly encourages other interested residents to "go for it". The healthiest organizations have contested elections. By volunteering for the Park Plazas Nominating Committee you make contested elections possible.

Joining the Committee is simple. Just email Irene Epp at irene.epp@gmail.com. I'm glad to offer detailed information and answer questions. Your work will start in mid January with an orientation to your responsibilities. This focused team of 3 to 5 people will publicize the election, educate folks on the process, interview residents who express an interest in running for the Board, and present a slate of nominees who will run for places on the PP Board of Directors.

Step up! Make your voice heard, and make a visible, effective difference to improve your community. Remember, healthy organizations support lively, contested elections.

HAPPY NEW YEAR!

Office Closure

In observance of the New Year's Day Holiday, the Office will be closed Monday, January 2nd.

January Board Meeting

Wednesday, January 25th
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

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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

OfficeManager@parkplazas.org
(505) 471-8809

BOARD of DIRECTORS

Tom Carr, President
Bruce Bender, VP
Chris Bartsch, Treasurer
J.D. Bullington, Secretary
Mary Dolman
Irene Epp
Bob Jacob
Peter Whitman

Richard White, Community Manager
Cathy Kosak, Office Manager

PPN is prepared by the
Park Plazas News Committee
Laurie Glaze, Chair