

PARK PLAZAS NEWS

www.ParkPlazas.org

February, 2026

From the President

Around the Neighborhood ----

In the [December issue of PP News](#), we kicked off a series of articles aimed at helping residents better understand how the Association's finances work. In the January issue we focused on the Reserve Fund; its purpose, its funding and the types of expenses it's used to fund.

One of the Association's key responsibilities is making sure that both operating and reserve funds are properly funded so we can cover day-to-day expenses, as well as plan ahead for the repair, maintenance, and replacement of our community's many infrastructure elements.

Our governing documents allow the Association to increase the maximum monthly assessment, on an annual basis, by the year-over-year change in the CPI. To a certain extent, this allows the Association to better manage increasing costs incurred from current operations.

As noted in the 2026 budget, and effective January 1, 2026, the monthly assessment increased by 2.9% to \$168 with \$100 allocated to the Operating fund and \$68 to the Reserve fund.

This month, we are reviewing the 2026 budget, including income and major expenses for each fund.

Why an Annual Budget

PPCSA's annual budget presents, line by line, the income and expense accounts for each fund, along with related notes. Any line item that includes a note reference number is explained in greater detail in the Notes section of the budget.

Each month, actual financial results are compared to the budgeted amounts, and any variances are identified and reviewed. Together with the Reserve Study, the annual budget serves as an essential planning tool to help identify trends and anticipate future expenditures.

Our Budgeting Process

As part of the HOA's annual budgeting process, we review each general ledger account and analyze its year-end variance compared to the approved budget. We also evaluate whether any expenses were one-time in nature and unlikely to recur in the coming year. Those costs are removed or adjusted to avoid artificially inflating the new budget. In addition, we factor in known or planned expenses—such as scheduled maintenance, contract changes, or new initiatives—that were not fully reflected in the prior year's actual results.

The Operating Fund

For 2026, the annualized revenue from the general assessments allocated to the Operating Fund total \$530,400. In addition to this, each lot owner is billed for their portion of the water and sewer charges billed by the City of Santa Fe. Put simply, each property has a radio read water meter (in their utility closet) that allows the Association to capture individual meter readings each month. We then use that

information to allocate a portion of the cost of water to each lot owner based on their unit's water consumption as a percentage of the total amount billed for the given period. Sewer is similarly done, but the City updates its charges annually instead of monthly. For a detailed explanation of what's billed on your monthly statement, [click here](#). Important to note, for all intents and purposes, the total amount billed to members for water and sewer, offsets the total amount billed to the Association by the City.

Administrative Expenses include: accounting and tax prep, legal, insurance premiums, rent and utilities, telephone and internet, meetings, bookkeeping services, software and other necessary expenses.

Grounds Maintenance include: contracted landscape services and equipment rental. Other maintenance cost centers include tree spraying and trimming (not otherwise covered in our landscape contract), plumbing, dog park, RV storage area, tennis and petanque, and placeholders for minor water and sewer lines costs, cul-de-sacs and paths and others.

Water & Sewer - billed by the City of Santa Fe

The Reserve Fund

Please see the [January Issue of the Park Plazas News](#) for detailed information on the reserve fund. Budgeted expenditures in 2026 for **Paving** include crack filling or seal coating for 7 cul-de-sacs and other repair work on the walking paths. **Landscape** includes work on path lighting, signs, miscellaneous repairs around the property. **Water & Sewer Line** expenses are difficult to plan for as the lines are buried underground. Often times, it takes some time for leaks to present themselves.

Sewer lines can be different in that a sewer backup often shows up pretty quickly. Our sewer line maintenance program focuses on hydrojetting our lines annually to clear out root intrusions.

Beginning last year our auditors advised that GAAP calls for reserve fund assessments to be accrued first as a liability on the balance sheet and then recognized as income only when reserve funds are expended. Because reserve fund income and expenses are a wash, there is no surplus or deficit in this fund.

Accrued Reserve Fund Assessments - \$344,760
 Less: Recongized Reserve expenses **(\$183,303)**
 Projected increase Deferred RF Liability - \$161,457

Major Operating Fund Cost Categories from the 2026 Budget

Refuse & Electricity	\$15,100	1.3%
Administration Expenses	\$96,073	11.7%
Grounds Maintenance	\$240,255	30.5%
Salaries and Related Taxes	\$125,653	15.9%
Water & Sewer	\$311,496	35.2%
Total Operating Fund Expenses	\$788,577	94.6%



On Revenue of \$866,780

Major Reserve Fund Cost Categories from the 2026 Budget

Paving	\$38,553	21.1%
Inside Water Lines & Meters	\$5,250	2.9%
Water & Sewer Lines	\$86,500	14.0%
Landscape	\$38,500	21.0%
All Other Reserve Fund Costs	\$14,500	7.9%
Total Reserve Fund Expenses	\$183,303	66.9%



On Recognized Revenue of \$183,303

Another major planning tool utilized by the Association is its Reserve Study. A reserve study is essentially a long-term financial planning tool used to evaluate the condition, remaining useful life, and replacement cost of major common area components such as asphalt surfaces for cul-de-sacs, parking lots and walking paths, the perimeter fencing, path lighting, underground plumbing and sewer lines and other shared infrastructure. It projects future repair and replacement expenses and recommends a funding plan to ensure adequate reserve balances over time. By relying on a reserve study, the Association can plan ahead, minimize the risk of special assessments, and help ensure that costs are shared fairly among current and future owners. Next month we'll explore potential recommendations to help ensure a stable future.

By the way, the complete 2026 budget with notes is available for download and review from the online portal under Shared Documents. You may also request a copy from the Manager's Office.

In Closing

We appreciate you taking the time to learn more about how our community is maintained, protected, and holds its value. Understanding the “why” behind financial planning helps us all move forward together.

Laurie Glaze,
President, PPCSA
president@parkplazas.org

Richard White
Community Manager
communitymanager@parkplazas.org

Board Notes

The board met on January 28, 2026. Items from the meeting included:

- Reports from various committees;
- Approved 2026 Tierra Bonita contract;
- Approved December 31, 2025 CPI increase of 2.7%;
- Approved PPCSA commenting on proposed legislation – SB96
- Announced annual meeting – March 25, 2026 @ 6:30 pm at Santa Fe Country Club
- Next monthly board meeting will be held on Wednesday, February 25, 2026 at 6:30 pm at
- PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Landscape

- After finishing the cleanup of public streets, Tierra Bonita got started with winter landscape projects including: mowing the common area along the south side of the perimeter fence along Rodeo Road, cleaning the drainage channel along the east side of the walking path adjacent to the tennis courts and dog park, trimming trees, removing dead branches, assessing and cleaning up nested trees that include multiple species (Siberian Elm, Russian Olive, Piñon and others), mulching and more.
- Locking the entrance gate to the dumpster has slowed unauthorized use of the dumpster.

General Work and Refurbishments

- The island bridge near the Plaza Blanca entrance has been refurbished with new support posts installed in concrete. Tierra Bonita was able to reuse the wooden sidings.

- The two rotted fence panels on Puesta del Sol, on the west side of a PNM electrical pedestal, were replaced.
- Protective panels with reflectors on all sides were built and installed to replace one that had been smashed by an unknown vehicle.
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Sales & Walk ins

- Currently there are 3 properties listed for sale and 1 pending. Properties sold in 2025 total 35. Month to date walk-ins total 45.

Chimney Maintenance: A Shared Responsibility for Community Safety

Chimney maintenance is an important safety topic for our entire community. While chimneys may appear to be low-maintenance features, regular inspection and cleaning are essential to protect individual homes and the neighborhood as a whole. A neglected chimney can pose serious fire and health risks, making routine maintenance a key part of responsible homeownership within the Association.

One of the primary concerns associated with dirty chimneys is the buildup of creosote. Creosote is a highly flammable byproduct of burning wood and other fuels. As smoke travels up the chimney, creosote can accumulate on the interior walls. Over time, this buildup can ignite, leading to a chimney fire. These fires burn extremely hot and can damage chimney liners, masonry, and nearby framing, sometimes spreading beyond the chimney itself and into the home or adjacent structures.

Chimney fires don't always announce themselves dramatically. While some produce loud cracking sounds, flames, or sparks, others burn slowly and go unnoticed. Even these smaller, hidden fires can weaken the chimney and significantly increase the risk of a future house fire. In a community setting, this risk extends beyond one home, potentially threatening neighboring properties as well.

A dirty or blocked chimney can also create serious health hazards. Soot, creosote, debris, or animal nests can restrict airflow and prevent exhaust gases from venting properly. This can cause smoke and carbon monoxide to back up into living spaces. Carbon monoxide is odorless and invisible, yet extremely dangerous, making proper chimney function a critical safety issue.

To reduce these risks, homeowners are encouraged to have their chimneys inspected and cleaned at least once a year by a qualified professional, particularly if fireplaces or wood-burning appliances are used regularly. Professional inspections can identify creosote buildup, blockages, cracked liners, or structural issues before they become major problems.

Maintaining chimneys is not only about protecting individual homes; it's about preserving the safety, value, and well-being of the entire community. Regular chimney care helps prevent fires, improves heating efficiency, and supports the HOA's shared goal of maintaining a safe and secure neighborhood for all residents.

Mark your calendars!

City of Santa Fe Trash and Recycling:

- Saturday, April 18 - free residential trash day at Buckman Road Transfer Station - additional details to follow in future issues.

President's Day

The Manager's Office will be closed on
Monday, February 16, 2026

**NO CHANGE FOR TRASH AND
RECYCLING PICKUP**

February Dates

- Feb 3rd - National Women Physicians Day
- Feb 5th - National Chocolate Fondue Day
- Feb 16th - National Almond Day
- Feb 20th - Caregivers Day
- Feb 23rd - National Rationalization Day
- Feb 26th - National Set a Good Example 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, February 25th
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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Park Plazas Board Openings

As we look ahead, our Board of Directors will be welcoming new leadership. Three board positions will be open for election in March 2026. If you are an engaged resident interested in contributing your time and perspective to a Board focused on positive progress in our community, please reach out to Susan Swoboda, Chair of the Nominating Committee, at 2sswoboda@gmail.com.



Are you interested in joining a book club? Your neighbor, Trudy Eiron is interested in hearing from you. Contact her at trudy.eiron@gmail.com

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

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