

PARK PLAZAS NEWS

www.ParkPlazas.org

From the President

Let's talk about potpourri again

The Association's 2023 Annual Meeting will be held at 6:30 p.m. on Wednesday, March 22nd at the Santa Fe Country Club. The only business to come before the membership will be to elect 3 directors to fill positions currently held by Bruce Bender, Peter Whitman and Mary Dolan, whose terms end on that date.

In addition to Bruce, who is running for reelection, there are 4 candidates: Andrew Baca, Laurie Glaze, Matt Rieland and Pete Wargo.

Before the meeting, each owner will receive via the US Postal Service, a Notice of Meeting, a Proxy to return to vote by proxy rather than in person, a stamped, addressed return envelope, directions to the location and statements by each candidate.

To be counted, proxies must be returned to the Association's office before 6:30 p.m., Tuesday, March 21st.

In their statements, candidate will respond to 5 areas of concern articulated by the Nominating Committee: tell us about yourself, why you want to serve, what you see as our community's key challenges/opportunities, and how your experience and expertise will contribute to the Board's work.

Please vote for 3 candidates of your choice, whether in person or by proxy. The newly-constituted Board's organizational meeting will be held Wednesday, April 26th, when officers will be elected and committees appointed for the next year. Everyone is welcome to attend.

An update on signage. Two qualified contractors submitted proposals to install the upgrades that are within the budget the Board approved in January. At its February meeting, the Board approved the proposed sign icons, and fabrication of 64 new sign panel inserts is underway. We anticipate completing this project by mid-year.

As I've previously indicated, the Board has designated preserving, protecting and enhancing our landscape as

its #1 priority. Three programs related to this are underway.

First, we will have Common Area trees sprayed to prevent disease and damage to our tree cover. Subject to weather conditions, that work is scheduled for April 6th and 7th. As was the case last year, the contractor will spray trees located on owners' lots for a discounted price of \$25 per tree. Our office will contact lot owners to explain how to take advantage of this service.

Second, you know we have "some" fruit trees throughout the Common Area, but perhaps do not know *there are approximately 200 of them*. The Landscape Committee is concerned with the lack of attention these trees have had for many years. Again, subject to the weather, during the latter half of March and early April we will remedy that. All fruit trees will be to be given what is known as "dormant fruit tree pruning" to improve their health, fruit set and yield, encourage growth, enhance the trees' aesthetic attributes, and improve clearance between the trees and structures, roadways and walkways. Dead wood 1 inch in diameter or more will be removed, while the balance will be chipped onsite and available as mulch.

Third, contractor proposals to work on Common Area irrigation systems in a representative sample of cul-de-sacs on a "cost plus materials" basis are under discussion. The goals are to determine based on such a sample exactly what typically needs to be done and better estimate future time-frames and costs involved to upgrade such irrigation throughout the community, as we anticipate this will be a multi-year and costly program.

Finally, I want to applaud Bruce, Peter and Mary for serving as Directors. All of them have made meaningful contributions for which we all ought to thank them heartily.

Questions? Comments? Let me know at president@parkplazas.org.

Tom Carr, President

Board Notes

Highlights of the Board's regular meeting held February 22nd include the following:

- --heard a detailed report from Irene Epp, Chairperson of the Nominating Committee for the election of directors at the March 22nd Annual Meeting;
- --endorsed in principle the Architectural Control Committee's recommendations for means to bring fences and garage doors not currently in compliance with the architectural guidelines into compliance in an orderly manner over a reasonable period of time, subject to further discussion of the ACC's implementation plans;
- --elected to defer discussion of non-compliance concerns with respect to stucco and trim colors pending further input from the ACC;
- --heard an update from the Community Manager on the cul-de-sac sign refurbishment project and adopted the recommendation palette of new sign icons; and
- --after consideration of the staff's recommendations concerning parking policy and policy on use of garages other than for parking vehicles, authorized the President and Community Manager to work together to seek to achieve a reasonable level of voluntary compliance before considering adopting a more formal policy.
- In the absence of any substantive "action" items arising in the meantime, the Board opted not to hold a meeting prior to the Annual Meeting on March 22nd and to hold the organizational meeting of the new Board at the regularly scheduled meeting date of April 26th.

Manager's Report

Items Presented at the February 22nd Meeting:

- Automatic payments directly through Zego continue to successfully process. TOPS Pay (also handled by Zego) is processing payments for a very small number of owners who have established AutoPay through the owner portal using TOPS Pay. Our recommendation to those using or wanting to establish automatic payments is to do so through Zego direct.
- Nora Haskins and the Manager met with 3 landscape contracting companies to provide proposals for what will be a multi-year project to modernize our irrigation system.
- Quotes have been received for installing the new cul-de-sac sign panels and street number signs. One quote came in at \$300 plus materials per new sign, and either \$100 for new panel installation or \$200 per sign frame realignment and new panel installation. The other quote was for \$470 per sign including materials.
- Arrangements have been made to hold the Annual Meeting at the Santa Fe Country Club.
- We are getting a quote from Eric Hoffman, arborist, to prune our fruit trees. While they're dormant is the best time to get this type of work completed.
- Bugman will be at the office on 2/22/23 to discuss and quote Spring tree spraying the first week of April. They will also provide lot owners with special pricing for spraying trees on their lots. Such costs will be billed to and reimbursed by the lot owners.

Richard White

CommunityManager@ParkPlazas.org

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

Maintenance News

Paving

The Manager's Office is working with our paving contractor to get some dates on the calendar for this year's cul-de-sac and path maintenance work.



Weather & Weight!

The image to the left shows damage to the asphalt from freezing and thawing cycles and from the weight of the trash and recycling trucks regularly navigating our cul-de-sacs on pick-up day.

Sewer Line Hydro-jetting

The Manager's Office will begin work on scheduling dates with our plumbing contractor to hydro-jet our sewer lines. Hydro-jetting is an important process to clear out roots that have infiltrated the lines. Left alone, the roots can create blockages that result in sewer backups.

The 2023 Budget

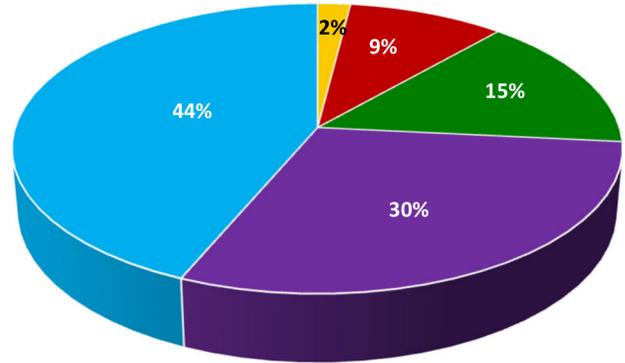
The 2023 Budget was prepared by the Finance Committee and submitted to the Board prior to the November Board Meeting for Board review. The Budget was presented, voted on and adopted November 30, 2022, for the fiscal year beginning, January 1, 2023. The complete budget is available online at www.parkplazas.org and then clicking on Personal Account Login (ComWeb).

OPERATING FUND BUDGET - 2023

Projected Revenue - \$755,360

Electricity and Waste Collection	\$15,000
Administrative Expenses	\$71,320
Grounds Maintenance	\$112,632
Salaries & Related Taxes	\$223,575
Water & Sewer	\$326,671

Total Expenses \$749,198



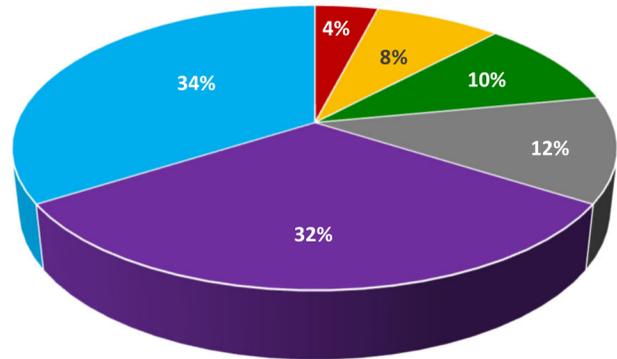
Major budgeted line items from the Operating Fund Budget include: Rent & Utilities, Insurance, Accounting and Tax Preparation, HOA and other software subscriptions, Legal Fees, Office Expense, Printing & Copies and Telephone & Internet, among others.

RESERVE FUND BUDGET - 2023

Projected Revenue - \$295,200

Miscellaneous	\$14,000
Cul-de-sac Signs	\$25,000
Water & Sewer Line Repair	\$35,000
Water Meter Replacement	\$40,800
Landscape & Irrigation	\$110,000
Paving - Cul-de-sacs & Paths	\$117,025

Total Expenses \$341,825



Major budgeted line items from the Reserve Fund include Irrigation & Landscape, Paving – cul-de-sacs and paths, Residential Water meter replacement and Water and Sewer Lines among others.

The Operating Fund is projected to show a surplus of \$6,162 and the Reserve Fund is projected to show a deficit of \$46,625 for a combined fund deficit of \$40,463.

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March Dates

- March 12th - Daylight Savings Time Begins
- March 17th - St. Patrick's Day
- March 20th - First Day of Spring



Annual Meeting

Wednesday, March 22nd
6:30 PM

in-person at the
Santa Fe Country Club
4360 Country Club Road
www.ParkPlazas.org

Reminder Emergency Contact Information

The Manager's Office received quite a few emergency contact forms this past month. Having current information helps us help you in case of an emergency and you're not around.

Please take a moment to or go to parkplazas.org, *Application Forms* to download and complete the owner profile form. You may also complete and email the form to officemanager@parkplazas.org.

Registering for AutoPay

If you want to register with Zego for AutoPay go to <https://gozego.com> and click on *Resident / Homeowner Login* to create a new account. Feel free to call the office at 505-471-8809 with any questions.

Community Garden Cleanup Day

On Saturday, March 11th, beginning at 9:00 AM, gardeners are invited to come to the garden to help get it ready for this year's growing season.

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