

PARK PLAZAS NEWS

From the President

Around the Neighborhood ----

In the past three issues of PP News, we presented a series of articles to help residents better understand the operational and financial structure of our HOA—both today and for the years ahead. Our goal is simple: to increase transparency and awareness so everyone understands why regular, modest assessment increases are essential to maintaining our community and protecting property values.

This month, we will present the importance of a strong financial picture including an adequate reserve fund to meet immediate and future needs.

As previously noted, the reserve fund serves as the Association’s financial safety net—ensuring that resources are available for major repairs and capital projects without the need for

unexpected or burdensome special assessments. It enables the Association to responsibly plan and fund significant infrastructure investments that maintain and enhance our community’s quality and protect overall property values. By consistently strengthening the reserve fund, we reinforce the community’s long-term financial stability and provide homeowners with a more predictable and sustainable budget.

To help determine appropriate reserve fund levels for a community of our size and complexity, the Board engaged a nationally recognized firm in the fall of 2021 to conduct a comprehensive reserve study. The

Reserve Fund Categories	Subcategories
Asphalt (cul-de-sacs, parking lots and pathways)	40
Grounds (Fences, bridges, lighting , signs, etc.)	13
Irrigation System (community wide including islands)	5
Water Systems (lines, sump pumps, etc.)	6
Parks & Amenities (Benches, Par Course, Playgrounds, tennis courts, dog park, garden, fences, ramada, etc.)	15
Maintenance and RV Yards	9

Year over Year Change in the Deferred Reserve Fund Liability Account Balance				
1/1/22	12/31/22	12/31/23	12/31/24	12/31/25
\$829,053	\$974,699	\$979,911	\$1,207,177	\$1,459,151
Change	+\$145,646	+\$5,212	+\$227,266	+\$251,974

process included a detailed inspection of the property, development of a complete inventory of infrastructure components, an assessment of their condition and remaining useful life, and calculate future repair and replacement costs that were adjusted annually for inflation.

While an ideally funded reserve would reflect 100% of projected needs, industry best practices generally recommend maintaining funding at or above the 70% level. The original study established the roadmap we continue to follow today, with periodic updates, enabling Park Plazas to responsibly project and budget for both near-term and long-term capital needs. The fully funded (100%) reserve balance was calculated at \$3,597,724 in 2022. By 2034, that fully funded balance is projected to increase to \$5,306,000.

Sampling of reserve fund expenditures over the next 11 years			
Year	Category	Amount	Comments
2027	Asphalt	\$63,087	Crack fill and/or seal coat 5 cul-de-sacs
2029	Asphalt	\$303,677	Crack fill and/or seal coat 14 cul-de-sacs
2034	Asphalt	\$625,309	Repave 4 cul-de-sacs
2034	Grounds	\$324,000	Replace perimeter fence. Restucco/replace related pilasters as needed.
2037	Asphalt	\$3,213,653	Repave 25 cul-de-sacs

In Closing

In the next few months, the board will explore and make recommendations regarding options for ensuring adequate funds in both the operational and reserve funds. As an aging property, needs continue to increase and the Association must be prepared financially to preserve all that we appreciate about Park Plazas.

Laurie Glaze,
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Richard White
Community Manager
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Board Notes

The board met on February 25, 2026. Items from the meeting included:

- Reports from various committees;
- Heard update on SB96 that Permits child care business to operate in the homes.
- Annual Meeting will be held Wednesday, March 25, 2026 at Santa Fe Country Club.
- Next monthly board meeting will be held on Wednesday, April 22, 2026, at 6:30 pm.



BINS: Please remember to store trash and recycling bins inside your garage when not scheduled for pickup. Keeping bins out of sight helps maintain the clean, attractive appearance of our community and prevents windblown debris and unwanted wildlife. Bins should be placed at the curb no earlier than the evening before collection and returned promptly afterward. Thank you for helping preserve the beauty and standards of our neighborhood.

From the Manager

Landscape

- Continuing with winter projects, our crew has been working along the western chain link fence. Growth from the trees and bushes along the fence have grown into and through the fence and in a few instances are impacting the stability of the fence. Some of the trees in the dog park were also trimmed.
- There is work still to be done on trimming trees, removing dead branches, assessing and cleaning up nested trees mentioned previously.
- Tierra Bonita does not have a mulcher. We will rent one and the crew will mulch all the branches and trimmings they've collected. The mulch will be used throughout the community.
- Beginning March 2nd the crew will move their starting time back to 8:00am.



Dog Park

- Our crew spent this past week moving the gravel that has been pushed through the fence over the past few years back into the dog park. In an effort to minimize the loss of gravel to the “other side” of the fence, we ordered a mesh barrier that the crew just installed. It's buried below the surface and rises about few feet above the ground. The north east corner will be done in the same way in due course.

Other

- The office has received calls from walkers indicating there are more instances of people not picking up after their dogs.

Crime

- A resident reported an incident, which occurred during the early morning hours of indecent exposure and property damage to their home. A police report was filed.

Sales & Walkins

There are 4 properties listed for sale and 1 pending. Walkin totals - 42.



A friendly reminder to all dog owners: please pick up after your pets—both on the trails and in the dog park. Leaving waste behind affects everyone's enjoyment, creates unpleasant conditions, and can pose health risks to people and other dogs. Bags and trash receptacles are available for your convenience. Let's work together to keep our community clean, safe, and welcoming for residents, visitors, and our four-legged friends. Thank you for doing your part!

**Spring forward to Daylight Savings Time -
Sunday, March 8th at 2:00A.M.**

2026 ANNUAL MEETING
**6:30 p.m., March 25, 2026 Election of new
board members and more! Santa Fe
Country Club, 3950 Country Club Road**

Reminder to 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.

March Dates

- Mar 1st - National Barista Day
- Mar 4th - National Dance The Waltz Day
- Mar 10th - National Landline Telephone Day
- Mar 19th - National Let's Laugh Day
- Mar 23rd - National Chips and Dip Day
- Mar 30th - National I Am In Control 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, April 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

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.

Community Garden - it's Time!

If you are interested in participating in the Park Plazas Community Garden for the 2026 growing season—whether you are a returning or new gardener—please contact Wayne Darnell at wayne_darnell@comcast.net by April 1, 2026. The fee for a garden bed is \$25 per season, plus a one-time, refundable \$25 key deposit. All participants must read, sign, and agree to comply with the garden rules and regulations, which will be provided upon joining.

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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BOARD of DIRECTORS

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