



# PARK PLAZAS NEWS

[www.ParkPlazas.org](http://www.ParkPlazas.org)

November, 2025

## From the President

### **Around the Neighborhood---**

Fall is in the air and what a beautiful time of the year in northern New Mexico! The fall colors are simply breathtaking!

We are planning our fall/winter projects, and we have a lot on the plate! The irrigation system will be turned off, and we will implement a winter watering schedule for trees and shrubs. As you previously read, we have been working to assess fire risks within Park Plazas and how to reduce those risks – October 25 PP News. We have begun trimming back and/or removing shrubs that are flammable. Where trees/shrubs are in open areas, we can simply trim these and ensure that they are separated from others at distances recommended by fire experts. Going forward we will work on a cul-de-sac level, using our recent drone imagery as a starting point, to prioritize work. As areas are prioritized, owners will be included in discussions and decision making.

Fall and winter are ideal times to inspect, clean, repair and dig out and deepen culverts, inspect and repair bridges, seating areas, steps, and signage, inspect and replace railroad ties, and identify and undertake erosion control features. As you are walking the property, take time to observe areas that may need attention and let the office know.

The board recently approved an update to the RV Lot policy mandating that all vehicles in the

Lot be operable, have current registration and tags, and be insured. Letters have gone out to all users requesting them to either remove vehicles that do not meet the requirements or register the vehicles with the office. Additionally, sheds/containers will no longer be allowed in the Lot, a decision based on several factors including health and safety hazards for the community -rodents, break-ins, and expenses to the Association when the owner no longer lives in Park Plazas. The Association has experienced repeated instances in which people have cut the perimeter fence to enter the Lot and attempted to break into sheds – sometimes successfully. However, the greatest concern was that the Association has no knowledge of the contents of the sheds/containers and that these contents could impose tremendous risks and liability in the event of fire, explosion, etc. to the Association as well as to residences within and outside of Park Plazas. The risk of damage that can occur when items such as hazardous materials, toxic chemicals, ammunition, flammable materials, etc. are involved in a fire and/or explosion including long-term health and environmental issues as well as the cost of property damage cleanup, remediation, and potential legal penalties could be devastating for Park Plazas and its residents. Recognizing that some sheds/containers have been located in this common area for many years, the Association

## From the President...

will work with owners to ensure that they have adequate time and options for removal of contents and the structures.

Once a month the Santa Fe New Mexican publishes a magazine, HOME, that is included with the first Sunday of each month's newspaper. In the October issue, Emily Garcia, a Senior Real Estate Advisor with Sotheby's International Realty wrote a one page article on living in "well-built, not so new homes and its advantages". She spotlighted three neighborhoods in central Santa Fe including Park Plazas. She wrote of our amenities, the cul-de-sac design, and prices. We are very appreciative for this recognition and, as a board, we take seriously our responsibility to serve as prudent stewards of our current resources while also planning for our future needs, both financially and operationally.

In closing, we are entering the holiday season – a special time of the year. Unfortunately, many in our community are facing overwhelming choices – do I pay the rent, or do I feed my children? Almost 19,000 individuals in our county, including 5,000 children, experience food insecurity. If you can, please support our local food bank and community organizations that are providing a local food source to ensure that hungry families are fed. THANK YOU!



**Laurie Glaze, President**  
Park Plazas Community Services Association  
[president@parkplazas.org](mailto:president@parkplazas.org)

## Board Notes

### **The board met on October 22, 2025. Items from the meeting included:**

- Reports from various committees;
- Approved Susan Swoboda as Chair of Nominating Committee, 2026 election;
- Continued discussion on expanding exterior home color palette;
- Board went into closed Executive Session to discuss personnel issue.

Next monthly board meeting will be held on **Wednesday, November 19, 2025** at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

**DOOR TO DOOR COMPOSTING** - Park Plazas can partner with Reunity Resources to offer weekly home compost pick-up at \$30/month—a 25% discount for the first 12 months. This rate requires at least 50 participating homes and applies only to weekly service (not bi-weekly). Current subscribers will see their \$39/month rate rise to \$43 this fall, but Park Plazas residents can lock in the discount using a promo code at signup. Visit Reunity Resources for details.

**YARD WASTE REMOVAL** - Park Plazas adopted a yard waste removal/disposal fee policy that gives the Association the authority to remove and dispose of items on the Common Areas surrounding residences and add these fees to the assessment of which the lot is subject. Lot owners will be charged a minimum \$50 fee per incident and fees will be determined by the time and resources required to remove items. Please note that this policy does not include Common Area decorative items such as maintained benches, bird baths, bird feeders, statues, planted pots, etc. Owners whose homes are tenant occupied need to be aware that any assessment will be added to the lot owner's account.

### ITEMS OF INTEREST

#### Landscape

- Seasonal landscape work is transitioning to fall and winter work with Tierra Bonita. Work on winter projects will begin soon and the irrigation system will be shut off in due course.

#### Asphalt, Cement and Related Work

- The sidewalk replacement on Piñon is now complete.
- Failed concrete adjacent to 3050 Plaza Blanca (Cisne) will be repaired, and drainage issues will also be corrected to direct drainage away from the garage.
- Erosion damage to the path leading to the Community Garden will be repaired.

#### Sewer Repair

- On 10/10/2025, a property owner in Nieve cul-de-sac reported a clogged sewer line. A plumber found significant root intrusion, hydro jetted the line, and cleared it. A few days later, the owner reported another backup, suggesting a collapse. Our plumber investigated on 10/13 and found the line intact. The new debris was caused by the prior hydro jet extending into the trunkline, pushing debris back into the lateral. Drainworks corrected the insufficient grade, repaired the line, and backfilled the exposed sewer line. Service was restored.

#### Parking

- The presence of a dark blue BMW was reported to the office in late September. The owner was identified and will be contacted to remedy this situation.
- A resident in Colina reported another vehicle that has not moved in about two weeks. Efforts are being made to identify the owner and the vehicle circumstances.

#### Sales and Walk-ins

- Sales and Walk-ins - Currently there are 6 properties for sale and 4 others under contract. Month-to-date walk-ins total 81.

### November Community Corner

**Community Calendar:** New Community Calendar is live on your AppFolio account! AppFolio is the online platform homeowners use to pay their monthly assessments. When you sign into your AppFolio account you can find upcoming events by clicking on the calendar tab on the left side. If you would like to add events to the calendar that are open to the community, please contact Cassara ([cassarahiggins@gmail.com](mailto:cassarahiggins@gmail.com)).

**Board Game Group:** Mary Erb is organizing a board game group. If you would like to join contact Mary at [quarksteach@msn.com](mailto:quarksteach@msn.com).

**We need you!** Support your Park Plazas community and become a Cul-de-Sac Captain. We currently have 9 captains for 36 Cul-de-Sacs. Find more information here <https://www.parkplazas.org/communityengagement> or reach out to Susan Swoboda at [2sswoboda@gmail.com](mailto:2sswoboda@gmail.com).

#### Upcoming Events:

**Saturday Mornings** - Pickleball, join Team Reach with group code PPP-2025 to confirm time!

**Nov18** - Scrabble! from 12:30 to 2:30 hosted by Mary Erb, email [quarksteach@msn.com](mailto:quarksteach@msn.com) for details.

**December 8th** - Park Plazas Ladies Holiday Luncheon and White Elephant

*Happy  
Thanksgiving*

*from the Park Plazas Board and Staff*

**Office Closure:** Please note the office will be closed for the Thanksgiving Holiday.  
November 27th and 28th

## November Dates

- Nov 1<sup>st</sup> - Dia de los Muertos
- Nov 5<sup>th</sup> - National Chinese Takeout Day
- Nov 14<sup>th</sup> - National Spicy Guacamole Day
- Nov 18<sup>th</sup> - National Princess Day
- Nov 23<sup>rd</sup> - National Espresso Day
- Nov 28<sup>th</sup> - National Day of Listening

## 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, November 19<sup>th</sup>  
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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## LADIES OF PARK PLAZAS HOLIDAY LUNCHEON and White Elephant

**Monday, Dec 8, 2025 11:30 - 1:30**  
**The Montecito - 500 Rodeo Road**

Menu: Pasta Bar including soup, salad, bread, dessert.  
Cost: \$28. (This includes: meal, beverage, tax, gratuity).

Payment due upon entry. Please bring cash or check  
made out to Trudy Eiron.

Let's have a bit of fun with a White Elephant  
following lunch. \$10 Maximum.

Parking: Drive around past the Montecito entrance  
to GUEST parking.

RSVP: [trudy.eiron@gmail.com](mailto:trudy.eiron@gmail.com) by Wed., Dec. 3.

\* **Please note:** once you reserve a space, you will be  
responsible for payment even if you do not attend.  
Seating is limited to 24.

## PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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