

PARK PLAZAS NEWS

www.ParkPlazas.org

June, 2024

From the President

Around the Neighborhood---

What a learning curve I have been on throughout this past month! While I have been actively involved with Park Plazas for several years, I still have a lot to learn. We are in the throes of replacing the inside water meters, we have started replacing our irrigation system – a project that will go on for several years -, we are repairing paving, and of course, we continue to work on the many aspects of landscaping – trees, maintenance, etc. And there is always the unexpected – we are now replacing the tennis court awning that was destroyed by high winds a couple of weeks ago.

Each year the President and Board of Directors appoints/approves various committees and its members. We are fortunate to have dedicated residents who volunteer their time, expertise, and resources to work on a multitude of issues and projects. At our May 22nd meeting, the Board approved the following committees: Architectural Control, Nominating, Finance, Landscape, Community Garden, Strategic Planning, and Mediation. You can find the complete list at <https://www.parkplazas.org/committee-members>. And if you would like to join with us on any of this work, please contact Richard White, Community Manager, at CommunityManager@parkplazas.org. Just a note – because most of the work of the Dog Park, Communications, and Tennis/Pickleball Committees comes through the Manager's Office, we transitioned these to a community representative that will work with Richard on needs/concerns.

At the May Board meeting, members took the first

step in addressing the realignment of job responsibilities of the Community Manager. Through research and discussions, it was determined that for Richard to adequately manage/oversee the totality of the operational responsibilities, we needed to offload some of the administrative responsibilities. This change will result in increased time for the substantive responsibilities of Richard's position and afford more time for hands on operational oversight on the many projects we have going on each year as well as the ability to focus on longer-term Association concerns/issues. After reviewing the current administrative and operational job responsibilities, the board approved contracting, on an hourly basis, an accountant for a period of six months subject to board review. The accountant will provide approximately 20-25 hours per month for the management and oversight of all accounting-related functions.

For the next several months, the Board will work on the development of a strategic plan to help define our vision for the future, set goals, and create a plan to achieve those goals. Connie Crow, a newly elected board member whose background includes strategic planning, will guide the board through this process and help us clarify the Association's priorities and direction – focusing resources, ensuring we are working towards common goals, strengthening operations, establishing agreement around intended outcomes, etc. While this work will begin with board members, at various points, residents will be asked to participate. It is

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anticipated that the final strategic plan will be in place in the fourth quarter of 2024.

And in closing, I have heard from several of our residents/owners with questions and concerns about a variety of issues. I appreciate the time that you have taken to bring these matters to our attention and your commitment to a quality of life that we all love within Park Plazas.

For concerns or questions, please contact me at president@parkplazas.org.

Laurie Glaze, President
Park Plazas Community Services Association

Board Notes

The Board met on May 22, 2024. Items from the meeting included:

- Approval of seven committees and its members
- Reports from various committees
- Approval of an hourly contract accounting position
- Approval of reserve fund expenditure of \$6,901 to replace tennis court awning that was destroyed by high winds.

Next meeting June 26, 2024 at 6:30 pm, PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Items of Interest

1. Water meter installation is on track to finish routine installations by the middle of August. Once that is finished, we will begin scheduling meter replacements for approximately 43 installations. Some of the remaining installations are, by nature, complicated and others were postponed due to scheduling conflicts.
2. Irrigation Project: Good Earth Landscaping is scheduled to finish the first phase of 5 zone upgrades the week of 6/03. Replacement meter registers have been received for this portion of the upgrade. The registers are the devices that measure and transmit consumption data.
3. The gate codes for the Tennis Courts and Dog Park areas have changed. The new codes have been sent out to all registered members. If you're a resident and would like access, please download and complete the appropriate form from ParkPlazas.org and return it to the Manager's Office with any required documentation.
4. AFJ Paving was on site the week of 5/20 to repair sidewalks that have heaved due to tree roots in an area in Yucca.
5. Sewer line hydro-jetting is scheduled for June 5th, 6th and the 10th.
6. The focus for this year's ACC inspections is deferred maintenance and will conclude later this month. We expect reports to go out by this month's end.
7. There have been 15 property sales so far this year.

Richard White
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Is your Pet a Good Pet or a Nuisance?

The Manager's Office has seen a rise in resident complaints about neighboring pets. From barking dogs to outdoor cats taunting indoor cats in the middle of the night, the behavior of our furry friends impacts the lives of more than just their owners.



It doesn't take a lot of imagination to understand what it would be like to listen to a neighbor's dog howling or barking for an extended period of time, multiple times a day, for days on end. For the most part, it's not like that here, but in the past, we've had situations where owners have left their dog alone for extended periods of time with stressful consequences for the dog and those living next-door or nearby.

Cats, seemingly aloof and dispassionate, can very quickly create havoc when allowed to roam outdoors and engage their indoor counterparts through the glass door or window. Cats are very territorial, much more than dogs, and respond with aggression and marking their territory day or night, when threatened by an intruder.

We know that dogs will be dogs and cats will be cats. Knowing that does not absolve us of responsibility for the consequences of our pet's behavior.



Those who are on the receiving end of "nuisance" pets may call Santa Fe Animal Services at 505-428-3710 or 505-955-2700 to begin filing a complaint. More information can be found at their [website](#) and a summary of the City's pet ordinance can be found [here](#).

If the City of Santa Fe, through its process, determines a pet to be a nuisance, the Association will then consider taking action in accordance with Article VIII, Section 8 Animals, of the Covenants, Conditions and Restrictions, to have the pet removed.

Mail Theft and Other Happenings

Many of you have notified the office with email and pictures of instances of mail theft. Sadly, it's been apparent for some time that mail theft has become more common, not only in our community, but also throughout Santa Fe. A few issues back we included a picture of a vandalized mailbox cluster from a nearby HOA. On the Sunday prior to the May Board meeting, a few Board members reported their packets had been stolen from their boxes.

The obvious best step for prevention is getting your mail out of the box as soon as possible and, when out of town, plan for your mail to be picked up by a neighbor or stopped until your return. Additionally, since outgoing mail, in your mailbox with the flag up, is equally at risk it's recommended to drop off your mail at the Post Office whenever possible.

We've had reports, too, of unknown persons knocking on resident doors for any variety of reasons. Though very hard to control, soliciting in Park Plazas is not allowed. The Association does not condone or otherwise arrange for door-to-door solicitations of any kind. Upon reports of real-time solicitation, the Manager's Office has, and will call landscape companies and home remodeling companies to get their representatives off the property and to cease and desist their door-to-door campaigns. If you choose to answer the door when someone unfamiliar comes knocking, know that it was not sanctioned by the Association. Get whatever information you can and call the Manager's Office. We'll call the vendor.

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One of the best things about living in Park Plazas is that residents tend to pay attention to what's going on in their cul-de-sacs. That sort of familiarity allows one to recognize something unfamiliar and out of the ordinary. Some situations may warrant a call to the non-emergency telephone line (505-428-3710) at the Santa Fe Police Department. If you see something unusual in your cul-de-sac, notice and document as much as possible and call the Manager's Office with that information. Call 911 for the emergencies.

If and when appropriate, the Manager's Office will send email alerts or updates to the community at large or to affected cul-de-sacs. With that in mind, and to make sure you receive the email, please make sure the office has your correct email address. Login to the [Online Portal](#), click *Account Profile* and confirm your contact information. Communication is one of the most important tools used to ensure the continued health and safety of our community.



June Dates

- June 1st - National Say Something Nice Day
- June 6th - D-Day
- June 11th - National Call Your Doctor Day
- June 16th - Father's Day
- June 21st - International Yoga Day
- June 29th - International Caps Lock Day

Board Meeting

Wednesday, June 26th
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

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PPN is prepared by the
Communications Committee
Laurie Glaze, Chair