

PARK PLAZAS NEWS

www.ParkPlazas.org

April, 2024

From the President

Alas, let's talk about potpourri again (and for the last time. . . .)

I want to thank Chris Bartsch and Bruce Bender for their years of service on the Association's Board, which ended at the 2024 Annual Meeting held Wednesday, March 27th at the Santa Fe Country Club. Both were active and engaged directors and made significant contributions, particularly, in Bruce's case, with respect to heading the all-important Architectural Control Committee.

I also want to congratulate Gene Harrell and Steve Harvath, who were elected by the membership to fill Chris' position and mine (as my term ended that evening as well), to serve for terms of 3 years. Both appear to bring strong backgrounds, an interest in serving, and high energy to the tasks ahead.

Under our governing documents, as Bruce resigned for personal reasons during his term, at the April 17th organizational meeting of the new Board, the remaining directors will appoint a replacement to serve the balance of his term, which expires March 26, 2026.

At that same meeting, the Board will have an orientation session focusing on the community's history, existing areas upon which management's attention is being focused, and financial considerations. Too, the Board will elect officers and appoint committees to serve the community for the next year.

Otherwise –

- Bugman will be on the property spraying pinon trees April 4th and 5th, weather

permitting. If you have one or more piñons within your lot and have not yet notified the Office you would like it sprayed (for the discounted price of \$30 per tree), please do so promptly, as it is in our community's best interests that *all* piñons in the "core" residential area be treated annually.

- Good Earth Landscaping will begin common area irrigation deferred maintenance and/or systems replacement on Monday, April 8th, reflecting your Board's priority commitment to preserving, protecting, and enhancing our common area landscape. Beginning with the north-east quadrant of the property, the contractor's work will focus on several zones that provide irrigation in and around Clavel, Narciso, Chamisa, Manzana, Yucca parts of Tulipan, Fresa and Molino. They expect to finish this work around the 28th of April. This remaining work will continue in 2025 and conclude in 2026.
- a slimmed-down ACC will be doing inspections later this spring, and, for those properties with deferred maintenance requirements, providing inspection reports accompanied by photographs so that the work needed is clearly shown to owners. The ACC's goal this year is *deferred maintenance*, not *compliance with its guidelines* – that will be the focus in later years after the Board sets the parameters of what should be required. To cut down on expenses, reports will not be mailed to the several hundred owners whose properties

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are in tip-top shape.

- as of the end of March, some 235 of our 442 water submeters had been replaced. The remaining replacements will be completed by the end of this summer.
- we continue to engage Gopher Trapper to control gopher activity within the common area.

“So long, farewell, *Auf Wiedersehen*, good night”.

The sun will set on my involvement as your President when new officers are elected on April 17th, though I will remain on the Board for another year as immediate past president, and, if asked to do so by the Board, will help out in any way I can.

It goes without saying that it has been an honor and a privilege for me to serve in that capacity the past few years – eclipsed, obviously, by the decades’ long tenure of Richard White, now our Community Manager.

In the 18 years Judy and I have lived in Park Plazas, we have come to recognize what a special community it is within the greater Santa Fe area. Frankly, though some communities have better homes, others may have better views, and many have more sophisticated amenity packages, in our opinion, *none* compare in terms of the overall “package” Park Plazas represents – conveniently located, all (but one!) homes on private cul-de-sacs, safe, well-maintained, having a strong Board and committee structure, and with exceptional common areas for the use and enjoyment of all.

We feel honored to live here and to have done and do our part to maintain all that is special about our community, and hope everyone reading this message feels the same way!

As always, questions? Comments? Concerns? Let me know at president@parkplazas.org.

Tom Carr, President

From the Manager

Over the weeks to come, our landscape crew and various contractors will be putting out mulch in common area tree wells and other areas that are being worked on and cleaned-up. The mulch keeps the weeds down and makes them easier to remove, slows water evaporation, insulates the soil and protects plants from extreme temperatures. However, we've heard reports of dogs out for a walk chewing on and swallowing bits and pieces of mulch. With a high risk for unfavorable outcomes, it's a good idea to keep an eye out for what your dog is sniffing out.

The other unfortunate thing we've had reports on is of dogs sniffing out food left by those walkers hoping to provide an easy meal for the Park Plazas wildlife. As many pet owners will attest, dogs are not particularly discerning and will eat just about anything. Eating rotting hot dogs, bologna and chicken does not settle well and can create severe consequences for the pet and owners. If you happen to have unwanted or spoiled food, please just put it in the trash.

A quick reminder on yard waste. As often happens, owners and residents in a spring cleaning mode will dump their yard's waste in the common area with the belief that our grounds crew will dispose of it for them. It's best for individuals to take responsibility for disposing of their cuttings. The dumpster adjacent to the maintenance yard is a perfect place for this type of waste. Dumpster keys are available at the office. There is a \$25 refundable deposit.

Richard White

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Water Rebates: High Efficiency Appliances

From the City of Santa Fe's website:

"REBATES ARE OFFERED TO WATER CUSTOMERS FOR THE REPLACEMENT OF AN EXISTING APPLIANCE. CUSTOMERS HAVE UP TO 6 MONTHS FROM PURCHASE DATE TO SUBMIT REBATE APPLICATION. All application submissions must include copies of receipts - you will be able to upload copies before you submit your application."

If you replace an appliance with a qualified new appliance, you may go to the City's website and submit an application for your rebate using the Association's water account number. Simply call the office for the account number and complete the City's application. Please note, the application must be filled within 6 months of the receipt date. Once your rebate has been confirmed by the City, let us know your name and address and the expected rebate. With that information, we'll know where to post the credit when it shows up on the Association's water bill.



Benches with views...



Looking east to the Sangres

While putting the newsletter together it occurred to me that our benches, and their related views, have not been featured in the News for quite some time. The wind, though breezy, was not a deterrent to getting out and looking at the benches in the context of the afforded views. Some of the views highlight natural vegetation like junipers and piñons, while others feature spectacular



Looking west to the playground

views of surrounding mountain ranges like the Jemez Mountains to the north west and the Sangre de Cristo mountains to the east. What's amazing about the views is they're changing all the time, according to the light, the wind, the cloud cover and the time of day.

Walking the trails this afternoon reminded me of this month's **From the President** and how unique of a place Park Plazas is to live. Walking the trails provides an opportunity to become mindful of the present moment, disconnect from the digital world



Looking northwest to the Jemez Mountains

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and lose one's self in the natural beauty that embodies Park Plazas. In some respects it's a timeless adventure discovering



things that have been "noticed" before, but not really seen. I remember once walking in the late afternoon around the west side of Cordero, on the walking path behind the houses. I looked over to the corner of two cedar fence walls to see a fairly large symmetrical radial spider web reflecting the afternoon light. It was a beautiful sight.



Whether it's the 8 miles of trails, the community garden, the tennis and pickleball courts, the off-lease dog park or the Petanque court by the community garden or Java Joe's, located 4 doors east of the Manager's Office, Park Plazas is a wonderful place to live and call home.

April Dates

- Apr 1st - April Fools Day
- Apr 4th - National Chicken Cordon Bleu Day
- Apr 7th - National No Housework Day
- Apr 11th - Dog Therapy Appreciation Day
- Apr 18th - National Exercise Day
- Apr 29th - National Shrimp Scampi Day

Organizational Meeting

Wednesday, April 17th
6:30 P.M.

~ Manager's Office ~
Community input invited
at the beginning and end of the meeting.

Download the Board Packet 2 days before meeting.
www.parkplazas.org

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BOARD of DIRECTORS

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Richard White, Community Manager
Cathy Kosak, Office Manager

PPN is prepared by the
Communications Committee
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