

PARK PLAZAS

Community Connections

The NomComm Delivers

Four Candidates Will Stand for PPCSA Board



We like reporting good news—and especially when it involves a promising new process that could continue to pay dividends for decades to come. Our shout-out this issue goes to the Nominating Committee, chaired by retiring PPCSA director Jonathan Blakey, for the way it went about selecting nominees for this year's Board of Directors election.

As is so often the case, there was a storm before the calm. The 2018 election process, which included both absentee voting and an additional floor nomination, was (politely speaking) a mess. But on a positive note, it may have been the catalyst that motivated more residents to become engaged in the work of the Association.

The impetus for the Bylaws Study Group was, in large part, last year's election. Ongoing discussions have emphasized the need for a more transparent and accountable nomination/election process—as well as for policies and practices that would clearly define director qualifications. (See Bylaws Study Group Update on page 5.)

And you know what? The beginnings of this process seem to be coming together, thanks to the 2019 Nominating Committee. In contrast to past years, the NomComm (as we fondly call it) has six members: Chair Jon Blakey (Nube), Carlyn Collins (Cisne), Randy Johnson (Yucca), Dick Lueck (Estrella), Jane Steinberg (La Luz), and Renate Wewerka (Chamisa).

The Committee sought extensive information from individuals who had expressed an interest in joining the Board and spent time interviewing each of them before recommending a slate of candidates. (See additional discussion in Board Meeting Highlights on page 6.) Moreover, the Committee's deliberations helped ensure that experience, expertise, interests and available time would be priorities for Board service.

So now, the results. Four candidates have been nominated for the PPCSA Board's three vacancies. Incumbent Jean Lamunière (Molino) signed up to run again and was a subject of the Committee's process. The other nominees are Ken Coldwell (Papagayo), Bill Glaze (Chamisa), and Diane Graves (Chamisa).

We asked the four candidates to answer a short list of questions posed by Community Connections. Read all about it by turning the page!

Important Note: In the interest of full disclosure, we want to be sure you know that the Managing Editor of *Community Connections*, Laurie Glaze, is the wife of Bill Glaze, who is one of the candidates for the PPCSA Board.



Two PPCSA directors have determined not to run for reelection to the Board. We'd like to express our appreciation to Stan Holland (left) and Jonathan Blakey (right) for their service. Stan has lived in Park Plazas since 2002. His work for the City of Santa Fe as an engineer with the Wastewater Division has made Stan an invaluable resource when it comes to infrastructure decisions. For the past six years, he has also been the PPCSA's Treasurer. Jon moved to Park Plazas in June 2015 after 40-plus years as a teacher, administrator, consultant and active volunteer in Michigan. He rounded out his single term on the Board by chairing the 2019 Nominating Committee. On behalf of all of us at Community Connections, thank you Stan and Jon!

QUESTIONS (Answers limited to 250 words.)

- 1 - Tell us just a little about yourself.
- 2 - What skill sets, experience and/or expertise would you bring to the Board?
- 3 - What do you see as major priorities for the Board's work?
- 4 - What do you see as the key challenges/opportunities facing Park Plazas?



**Bill
Glaze**

1. I grew up in Albuquerque but, for career opportunities, moved to Texas. I am a retired CPA – 50 years with the IRS and in private practice. I served for 10 years on our HOA board in Houston (eight as Treasurer), where I worked on projects that included bringing electrical service into city compliance. My wife and I moved to Santa Fe and Park Plazas in 2015.
2. As HOA Treasurer, I was involved in many activities that are critical to Park Plazas: preparing and presenting annual budgets and financial reports; reviewing and updating policies and practices to ensure accountability. I also interacted with residents to evaluate the quality of services affecting the community's homes and common areas.
3. I believe there are two major priorities for the PPCSA Board. First, we need to establish an active Finance Committee that develops and implements internal controls; oversees financial books and records, including reserve funds; and manages financial audits. Second, we need to take a more proactive approach to community maintenance, beautification and safety – so that our community remains a highly desirable place to live.
4. In addition to establishing and implementing policies and practices for regular maintenance and improvement of infrastructure, we need to amend our governance documents to assure compliance with laws/regulations, implement best HOA practices, and protect long-term property values. It is also important that we develop new methods of timely communication between the Board and members, focusing on the benefits of stronger interactions, including genuine transparency and accountability.



**Diane
Graves**

1. I retired from Trinity University in San Antonio, Texas, where I was Assistant Vice President for Academic Affairs and University Librarian. I served on a number of boards (elected and appointed) during the course of my 38-year career in higher education, including both national and state organizations in academic technology, libraries and scholarly publishing. I still consult with liberal arts college libraries and IT organizations. Most important: I am Bonny the Scottie dog's "mom."
2. Before moving here, my husband and I were members of two HOAs: one in a large residential community in San Antonio and the other at a resort condo. Both experiences were instructive; thanks to them I understand the need to know the covenants, to maintain open communication between the board and the community, and to seek informed consensus. Further, at Trinity I served a three-year term as faculty senate chair and then chaired the campus master plan committee, both highly political roles that required sensitivity, diplomacy and leadership.
3. The first priority of the board is fiscal and administrative oversight. The next responsibility is clear, consistent and transparent communication with owners and residents. I've seen effective practices in other HOA settings and would work to facilitate positive change to meet both board and owner/resident needs.
4. Park Plazas residents love their neighborhood. The challenge: bridging perception and communication gaps between owner-residents and dedicated board members. The opportunity: all stakeholders want the best for our community, and with effort, it's a goal we can reach.

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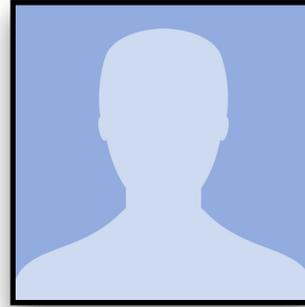
**Jean
Lamunière**

1. I am a 24-year resident of Park Plazas. I have been elected to the Board three times, for a total of eight years of service. I have a particular interest in the Architectural Control Committee, and I participated in the development and implementation of the ACC Guidelines.

2. My perspectives on HOAs and community development were acquired while I worked in publishing—art directing American Home Magazine in New York City and other publications in Washington, D.C. I also participated in the development of two new towns in the Virginia/Maryland area.

3. Our priorities for the Board's work run the gamut from social media (short-term rentals, Airbnb, etc.) to climate change (1000-year storms). We must address these challenges while keeping the community strong, healthy and solvent.

4. For me, the key challenge/opportunity is staying the course in these turbulent times while continuing to improve communication within the community.



**Ken
Coldwell**

1. Please see my bio as requested by and submitted to the Park Plaza [sic] Board. This can be found on the official Park Plaza [sic] website and in the official Park Plaza [sic] Newsletter. You can also find this in the information delivered to nearly every Park Plaza [sic] mailbox.

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CREATING CONNECTIONS



Lunch 4 Life at Presbyterian Hospital Cafeteria

This new "lecture over lunch" series sponsored by Presbyterian Santa Fe Medical Center will begin in May. We hope to have a table for Park Plazas residents, so we can all sit together. Look for details in upcoming issues.

Share the Trails

Etiquette on our Walking Paths

by Sherri Heuer and Kathy Bell Hargrave

Park Plazas residents – walkers, dog walkers, runners, bicyclists, families with young children, as well as older and slower folks – love our paved trails for the access to open space and proximity to our homes. There are approximately nine miles of trails that provide amazing mountain views, wildlife spotting, beautiful sunrises and sunsets, plus the myriad trees for which our community is known. Our trails provide neighborhood safety, opportunity for socialization ... or solitude. In addition, the amenities – complimentary mutt mitt bags and dog waste containers for dog walkers, resting benches, and access to playgrounds, tennis courts, dog park, community garden, and friends' homes – make walking the trails popular with many residents.

Please remember: some walkers may have impaired vision, hearing, or balance. And if you're walking a dog, other walkers may not know your dog is harmless or they may have a fear of dogs.

Here are some tips for sharing the trails with your neighbors:

- In Santa Fe, dogs must be leashed at all times with a leash no longer than 8' and under control of its owner.
- Pick up your pet waste. MUTT MITTS are provided in dispensing stations along the paths. Did you know that these are filled by volunteer residents? Report empty dispensers to PPCSA.
- If you have an over-eager or alpha dog, step aside so others can pass without confrontation.
- Announce yourself if you are passing someone from behind. Take up no more than half the trail if you are passing others.
- As a courtesy to others, you can help keep the trail clear. Move hazards like big rocks out of the way. Pick up debris that may have blown or washed over the trail. Report major hazards to the PPCSA office.
- Cigarette butts are litter. Throwing them down on the trail is just not cool.
- Be aware ... there is wildlife out there!
 - ▶ Your dog could spot a rabbit and take off, yanking your arm out of its socket!
 - ▶ And ... BOBCATS!!! This guy was spotted in the daytime! strolling down Esmeralda cul-de-sac! looking for a delicious little puppy-snack!



Happy Trails!

Photos by Bob Heuer



Sherri and Bob Heuer (Esmeralda) moved to Park Plazas in 2017. They have lived in Santa Fe 17 years.

GATES of Park Plazas



Continuing our exploration of some of the special gates here in Park Plazas, Sharon Shoemaker called on Judy and Dennis Toomey, 2811 Plaza Verde (Tortuga).

When the Toomeys bought their home in 1991, there was a solid wood front gate. Initially they rented out the house; about 13 years ago, they moved in themselves. At that point, Judy and Dennis decided to replace the wooden gate with a wrought-iron one. They contacted Delgado Iron Works and were shown several design possibilities. Noting that they lived in Tortuga Plaza, it was owner Luis Delgado who suggested that turtles be incorporated in the Toomeys' gate. They liked the idea and ended up with a turtle gate as well as a screen door that Mr. Delgado also designed and made.



Helpful TIPS



Smart911
Critical caller data for 911 responders



ALERT SANTA FE

Alert Santa Fe is the official emergency notification system used by the City of Santa Fe to communicate with city residents during emergencies. This system, powered by Smart911, sends notifications by phone, email, text and social media. Follow the link to sign up: <http://alert.santafenm.gov/>.

BLACK ICE – BE CAREFUL WHEN WALKING!

Several residents, including Maia Duerr (Flores), have recently reported falling on almost invisible patches of black ice while they were out walking in Park Plazas. The asphalt used for many of the main pathways can become quite treacherous when there is snow, even after the groundskeeping crew has worked hard to clear them. Maia suffered a minor concussion in her fall—but it could easily have been so much worse. Small wonder she recommends Yaktrax Walk Traction Cleats whenever conditions are potentially icy. She also encourages the Park Plazas board and management to research and consider de-paving segments of the walking paths and replacing them with a more environmentally friendly material.

HELP PREVENT BURGLARIES – LOCK YOUR DOORS!

We've heard a couple reports of residential break-ins through open garage doors. Good idea to keep your garage door closed and to lock any side doors that provide access to either the garage or your home. Also, vehicles parked in the cul-de-sacs should be locked to prevent easy-come-easy-go burglaries.

BYLAWS STUDY GROUP UPDATE

A clarification is needed regarding a statement made by the Board President in the February issue of Park Plazas News. Richard White wrote that "Adoption of amendments to our documents requires the approval of 75% of the Association." While this is the percentage needed to amend the covenants, it is not the percentage needed to amend the bylaws.

Article XV, Section 1 of the current Bylaws states: "These bylaws may be amended at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person, or by proxy." Article V, Section 4 of the current Bylaws defines a quorum as "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership."

On February 4, 2019, Governor Lujan Grisham signed SB 150, the New Mexico Homeowners Act, which will go into effect on July 1. The Bylaws Study Group has reviewed and incorporated into its recommendations those specifics that will be required under the law. Additionally, the Group presented to the Board a break-out listing of responsibilities that might be handled administratively as opposed to written into the bylaws. The Study Group has also presented the Board with a proposed timeline to finalize document work, share all documents with residents, and hold a special meeting of the membership for presentation and voting. Travel schedules have delayed the needed meeting between the Board and the Study Group, but this should occur in mid-March.

FEBRUARY BOARD MEETING HIGHLIGHTS

Board Member(s) Absent: None
Number of Residents in Attendance: 8

- **Tree Trimming** – Resident requested attention to the tree on Plaza Amarilla that is hit by tall trucks and can be an obstacle to traffic. Resident also requested that the Board look at damage being done to a house on Girasol by a “bleeding” Russian Olive tree and determine a remedy to prevent this.
- **Financial** – Board voted to transfer funds from various accounts to an investment fund at Los Alamos National Bank.
- **Architectural Committee** – Chair Gary Lutes announced that the Committee is preparing for spring inspections, which will occur in May.
- **Management** – In manager Mike Strijek’s absence, Board President Richard White reported that re-paving work is set to begin (dependent on weather) and that new exercise equipment for the former par course area has been ordered and should be here in early June.
- **Nominating Committee** – Chair Jonathan Blakey stated that five members were named to the Committee and met three times to establish processes and ground rules for determining board candidates. Persons interested in a Board position were solicited via the Park Plazas News, and Committee members were suggested by Board members. All interested persons were asked to submit specific information and were asked nine questions during the interview process. Board candidates were determined by secret-ballot votes of the Committee members. The four candidates for the three Board positions are Ken Coldwell, Bill Glaze, Diane Graves and Jean Lamunière. Jon asked that information on the candidates be posted on the Park Plazas website. He added that the Board needed a process for getting candidate information to residents who do not use the website. A resident thanked the Committee for the time they had spent in developing an equitable process but asked that, in the future, the Committee be cognizant of the need to avoid conflicts of interests between interested persons and members of the Committee. Richard White stated that the Board would be meeting with its attorney to determine methods of voting.
- **Bylaws Study Group** – Director Arnold Valerio referred to a document prepared by the Study Group that differentiated bylaws and administrative responsibilities. He thanked the Study Group for its work, stating that the work was very detailed and insightful.

ANNUAL MEETING & BOARD of DIRECTORS ELECTION

Wed., MARCH 27

7:00 pm

Genoveva Chavez Community Center
3221 Rodeo Rd.

Sharing News/Creating Connections/Building Community

Mission Statement:

To produce a warm, personal, engaging and timely community-focused publication that creates and nurtures connections among all residents of Park Plazas. *Community Connections* is about people – highlighting what makes our neighbors interesting, makes them real, and makes others want to learn more about them.

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