



July 2021

PARK PLAZAS NEWS

www.parkplazas.org

From the President

Let's talk about how we present our community to others
.....

I want to begin with the work of the Architectural Control Committee (ACC) as the work of this committee, as mandated in the CC&Rs, is central to maintaining our quality of life and property values. In addition to inspecting all homes each May and September, the ACC is required to "exercise its best judgment to see that all improvements, construction, and alterations within Park Plazas conform to and harmonize with existing surrounding structures."

Further, our governing documents authorize the ACC to assure that grounds and structures in Park Plazas are maintained properly. If an owner fails to maintain the grounds of his or her lot properly within 30 days after notice from the ACC or fails to maintain the improvements within 90 days after such notice, the ACC has the right of what is known as "self-help": it can have the necessary work done at the expense of the owner.

To that end, the ACC has established *ARCHITECTURAL GUIDELINES FOR PROPERTY IN PARK PLAZAS* that are available at www.parkplazas.org. These guidelines address approved colors and materials for stucco and trim, as well as outdoor storage and grounds, exterior alterations, fences, trellises and pilasters.

It is incumbent upon each of us as owners to know that under our governing documents, *no* improvements to our property are to be undertaken without ACC approval - this includes the placement of any solar collection devices or other apparatus on rooftops. Seeking approval is easy - there is a fill-in form available at www.parkplazas.org (or in the PP office in Rodeo Plaza) that can be submitted by email or dropped off at the office. The approval turnaround time is normally relatively short.

Some residents find these kinds of "controls" harsh. However, properly exercised, they are part of the reason that I prefer to refer to Park Plazas as "covenant enhanced" rather than "covenant controlled". It is largely through the ACC's diligent exercise of its rights that our community remains such a wonderful place to live. I firmly believe the controls vested in it are in each of our best interests as owners and residents.

As an indication of how well the ACC has been led first, for many years, by **Jean Lamuniere** and in recent years

by **Gary Lutes**, this spring 82% of the homes in our community were rated as either in "very good" or "excellent" condition, with no maintenance required, while 14% were in "good condition" with *some* maintenance required, and only 4% - in other words, some 16 homes out of 442 - in need of *significant* maintenance.

Likely, when September rolls around and those homes needing *some* or *significant* maintenance are reinspected, there will still be a few properties that have not made the needed repairs. However, I anticipate that following re-inspections, roughly 98% of our homes will be in the "very good" or "excellent" category, with no maintenance required - leaving only a handful that will require further action by the ACC to achieve compliance.

Ninety-eight percent compliance is a result we all can be proud of!

After this spring's inspections by the Architectural Control Committee were completed, Gary Lutes stepped down as its Chairman as had been planned. He did so after many, many years of service to all of us. I know that I am speaking for all of us when I say "thank you!" We have begun the process of designating his successor and hope to do so at the July Board Meeting

Relatively speaking, Park Plazas is an older community and the first "planned unit development" (PUD) in Santa Fe. We have 154 acres, 75 of which are devoted to open space and landscaped common areas. There are eight miles of pathways that wind their way through the community for the use of residents and their guests. Our tennis courts were updated in 2015, we have an active community garden, pétanque court, and our dog park upgrades have made it a wonderful space for residents and their dogs to come together. It is important that we all do what we can to care for and maintain our beautiful community for our own enjoyment as well as part of presenting our community to others as a desirable place to live.

I encourage everyone to not only abide by the requirements of our governing documents as far as ACC approvals and other responsibilities are concerned, but also, as you are out in the community, thank ACC members for their hard and unsung work. In addition to Gary, they are **Bruce Bender, Susan Feiner, Stan Holland, Bob Jacob, Bob Kreger, Nancy Lane** and **Debra Sorenson**.

Tom Carr, President

Manager's Report

- ▶ Welcome to our new Park Plazas Assistant Community Manager Francesca Chavez (formerly Sinadinos). Francesca will be replacing Dave in the office on Tuesdays and Thursdays. Read Francesca's profile on Page 4.
- ▶ The heat has been extreme much of this month. I have asked staff and volunteers, especially the landscape staff, to take frequent breaks and even utilize the PP office for the AC and water.
- ▶ **Richard White** and Dave toured the entire property with AFJ Asphalt and made a complete list of paving projects to accomplish this coming fall. We will notify all residents who will be impacted by the work in September/October.
- ▶ CaitCo Drainworks has completed their annual sewer jetting throughout the property.
- ▶ The June *Coffee Talk* was a great success. The theme was **Love Your Pet** and included a video segment shot in the dog park. The video featured an interview and training tips with Dog Park Chair **Beth Brock** and an adorable guest star, Shmoopie the Wonder Mutt. Find links to this episode of Park Plazas *Coffee Talk* as well as other archived episodes at:
<https://wgpm.cincwebaxis.com/parkplazas/coffee-talk/>



Thanks to all the residents who shared their pets' tricks which, for the majority, turned out to be sleeping! **Ann Warren** and her Scottie, Ghillie, won the Pet Spa Day shampoo and grooming at Pet Smart. Gillie's special trick – rolling a watermelon around the kitchen.

Dave Mansure, Manager
(505) 995-3134
dave@westgatepm.com

Board Notes

The Board held a regular meeting via Webex video conference on June 23rd.

Clean-up along Rodeo Road and Camino Carlos Rey:

The Board previously approved work by Yellowstone Landscape to improve the appearance of the entire area outside PP perimeter fences along Rodeo Road and Camino Carlos Rey with a major clean-up that includes eliminating weeds, removing dead trees, pruning, and raking.

The work is scheduled to begin the week of July 2nd. Maintaining landscape is not only important from a fire safety perspective, it also creates a visual statement to those driving or walking by – 'Park Plazas residents care about and take care of their community' and perhaps even 'this would be a nice place to live.'

Two more Board initiatives that address visual statements about our community:

First, the Parking Study Group (under **Beth Brock's** direction) will be recommending our parking policies going forward at either the Board's July or August meeting.

Second, the Sign Replacement Group (under **Kathy Hargrave's** direction as a function of the Communications Committee) is not only exploring the elements of a major re-do of our cul-de-sac signage (which will be presented for approval by the Board and, if approved, would be a 2022 capital project), but also is taking a big picture approach to signage in PP generally including entranceway signage at Rodeo and Camino Carlos Rey, pathway signage and miscellaneous signs throughout our community, many of which are in varying stages of disrepair.

Update - use of Park Plazas office at Rodeo Plaza:

The Board consensus is to continue to allow office access only to those residents demonstrating that they are fully vaccinated until a July Board meeting review of the policy. Various committees may also use the office for in-person meetings at the discretion of the Chairs. Board meetings will be returning to in-person meeting at the office in October 2021. After that date, the Board plans to follow a hybrid model with quarterly in-person meetings and meetings via Webex the other months. Of course all of these guidelines are subject to reevaluation as we collectively navigate our (hopefully ...) post-pandemic world.

CAUTION RV Storage Yard Users – Loose Poison Can Be Lethal to Pets!



In a recent incident, a dog belonging to an RV Storage Yard user ingested loose rat poison placed around a trailer stored in the Yard. Although very sick, the dog is fortunately making a full recovery.

Do not use *loose rat poison* or *loose mothballs* in the RV lot as it is hazardous and can be fatal to children and pets. Make sure that any product you choose for pest control in the RV Storage Yard is secured in a child and pet proof container or choose a non-toxic method.

Dave Harding, Chair

Architectural Control Committee Inspection - RESULTS

Here are some takeaways from the recently completed Annual Inspection:

- Despite the pandemic, the results of the first inspection since 2019 were very encouraging.
- Grades were better than expected with homeowners somehow managing to maintain their properties in levels as good as or better than pre-COVID levels.
- While residents maintained and improved their structures, this is not the case with fences. Unfortunately this aspect of property maintenance is often postponed or ignored. Thus, in the majority of those properties cited as needing more than minor fixes, the issues are related to fencing.

The breakdown of the "grades" are as follows:

- 58% - Excellent
- 14% - Good Maintenance
- 24% - Very Good
- 4% - Needs Maintenance

Gary Lutes, Chair

LEASH YOUR DOG! It's the law.

Many of us are enjoying the warm weather out on the wonderful Park Plazas trails – both people and our four-legged friends. Please remember, when taking a dog anywhere outside fenced private property or the Dog Park enclosure, the City of Santa Fe Animal Services Ordinance applies. It states:

Santa Fe City Code — Animal Services Ordinance

5-5.4 (as amended in 2020)

Restraint of animals.

A. Voice command is not an acceptable form of restraint. ...

C. Animals shall not be allowed upon ... any property other than that of the owner of the animal unless properly restrained. Dogs shall be on a secure leash no longer than six (6) feet in length and under the immediate effective physical control of the person having custody thereof.

It is important to be aware that this City Ordinance supersedes Park Plazas CC&Rs.

In an interview in the June Coffee Talk, Dog Park Committee Chair Beth Brock spoke about the importance of keeping all dogs on a leash – for the safety both of dogs and their humans. Watch it on YouTube:

<https://youtu.be/Jgl1TNfVF 8>.

It is not recommended that a resident confront someone whose dog is unleashed. However, you can report a violation to the Santa Fe Police Department's non-emergency dispatch line at (505) 428-3710 or (505) 955-2700, 7 days a week, 8:00 AM to 6:00 PM.

We all want to enjoy our trails. Keeping your dog on a leash at all times is not only the law, it helps ensure that you, your dog and your neighbors continue to safely enjoy our beautiful shared common area property.

Meet Park Plazas Assistant Community Manager FRANCESCA CHAVEZ (Sinadinos)

Francesca Chavez was born in Las Vegas, NM and raised in Ogden, UT. She is a veteran having joined the US Army after graduating high school.

Francesca was employed by Enterprise Bank and Trust prior to moving into property management two years ago as the manager of a Senior community for Monarch Properties.

Last month, Francesca joined WestGate Properties as an Assistant Community Manager and is currently assisting Dave Mansure. Francesca's goal is to obtain her Community Manager Certificate and to have her own portfolio of WestGate properties.

Francesca is the mother of two beautiful daughters, both young adults, and has 3 polydactyl cats. She also loves sloths – stuffed toy sloths as well as the live animals – and has even petted a sloth at the Colorado Springs Zoo. One of her hobbies is creating diamond art, including art depicting sloths!

Francesca says that she is enjoying getting to know the Park Plazas community and all of the amenities. She will be working in the Park Plazas Rodeo Plaza office on Tuesdays and Thursdays, 9:00 - 11:00 AM.

If you have any questions, don't hesitate to contact her:
Email: Francesca@westgatepm.com
Work: (505) 390-6168
Cell: (505) 652-0917



MAILBOX SECURITY REMINDER:

There are occasional thefts of mail from our mailboxes. To help prevent these incidents:

- Don't leave delivered mail in your mailbox overnight.
- Put your outgoing mail in your box on the morning of the day you want it picked up.
- Sign up for Informed Delivery at USPS online:
<https://informedelivery.usps.com/box/pages/intro/start.action>

July Board Meeting

Wednesday, July 28
6:30 PM
via Webex

(Community input invited at the beginning of the meeting)

Details posted online
www.parkplazas.org

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