



PARK PLAZAS NEWS

May 2022

www.ParkPlazas.org

From the President

Let's talk about "to go through fire and water" . . .

For many, that idiomatic phrase means "to face many challenges in the process of accomplishing something . . .".

Collectively the "something" we want to accomplish is to assure that *Park Plazas, Santa Fe, and Northern New Mexico remain desirable places to live*. Collectively, as we seek to accomplish that objective, two primary "challenges" we face are – *how do we 1) cope with the ever-increasing risk of wildfire and 2) assure that we have an adequate water supply?*

Fire!

As I draft this article on Sunday, as April ends, in the midst of the worst megadrought in 1,200 years, accelerating climate change, and our normal strong spring winds, the country's largest wildfire is 40 miles to the Northeast, while another large fire is the same distance to the West in the Jemez Mountains. Both are uncontained and continue to grow. Though the only impact on us is an occasional day of heavy smoke, we need to be aware that "the fire next time" could devastate our community and the adjoining Sangre de Cristo Mountains.

In 2021, the Association spent \$34,000 on fire mitigation to limb-up trees throughout the perimeter of our "core" residential area. This project was undertaken in anticipation of the possibility of a grass fire flaring up on the far Southwest side of our common area – the "back 40"; the mitigation will significantly reduce the risk of fire spreading to the trees and creating embers that fly onto our homes. Rather than spread that work over three years, as was originally planned, we accelerated it into one year.

Your Board has instructed our Community Manager to investigate further fire mitigation actions the Association – and, in some cases, individual homeowners – should consider taking. That investigation likely will include engaging a consultant familiar with our community and fire prevention in a drought-stricken, high desert

environment. By midyear a report with recommendations to the Board should be available and will be posted at www.ParkPlazas.org.

Water!

Like many, I see all the new housing going up throughout Santa Fe and wonder "where is the water going to come from?"

Dr. Hannah Wilder, a resident on Mariposa Plaza, shared with me (and perhaps other owners) a 6:40 video by Jesse Roach, Director of City of Santa Fe Water, addressing that question entitled "Do We Have Water to Support This Growth?". It is available at santafenm.gov/water (click on the "Water & Growth" video).

I think the video is "must" viewing. Dr. Roach presents a brief history of growth in water demand in our City, the positive impact of water conservation efforts begun in 1995 (*resulting in a 33% reduction in demand despite a 25% increase in population served today – and a 45% reduction in our average daily gallons used per capita*), and the City's initiatives to assure sustainable supplies for decades to come as growth continues. He seems to answer the video's title question with a guarded "Yes".

In 2005, the Association installed water submeters in each Park Plazas home so that each of us can know how much water we are using and pay for it directly, instead of having the cost buried in our assessments. **Peter Whitman**, a member of our Board, was intimately involved in that project.

The results? Dramatic. For Park Plazas, average annual usage was 28,586,000 gallons during 2001-2004 and declined to 18,972,000 gallons during 2006-2021 (a sustained 34% reduction). Usage in 2021 was 17,669,000 gallons – down 36%.

All owners and residents deserve thanks for conservation efforts to meet the "challenge" of maintaining Park Plazas as a sustainable community and to Dr. Roach and his colleagues for their efforts for our City overall.

Tom Carr, President

Manager's Report

- ▶ Piñon trees in the common area were sprayed for scale and bark beetle. Thirty-plus homeowners took advantage of a discounted offer from Bugman to spray a total of 88 privately owned trees. Due to high winds, a two-day project turned in to 4 half-days.
- ▶ One of the irrigation valves near the entrance to Plaza Verde broke in the early morning hours the last Sunday of April. Oscar came over shut the water off. He and Arturo dug it out on Monday and repaired the break.
- ▶ Three dead crabapple trees along the north side of the Plaza Verde entrance have been removed. Crabapple trees are drought tolerant and do very well with the alkaline soil. New crabapple trees were selected and will be delivered and planted the first week of May.
- ▶ Hydro-jetting the sewer lines will be scheduled later this month. This is a process of sending video cameras through the lines looking for root infiltration and then using a high-pressure water stream to clear out the roots and accumulated debris.
- ▶ AFJ Paving was on the property to repair crumbling asphalt along the walking path west of Campanilla Plaza and at the entrance to Lirio Plaza. The cost of both repairs was covered by their warranty. AFJ advised that, in addition, they were not satisfied with the somewhat non-uniform appearance of the asphalt and related seams in Lirio Plaza. They will seal coat the cul-de-sac sometime over the summer. This, too will be covered under their warranty.

Richard White

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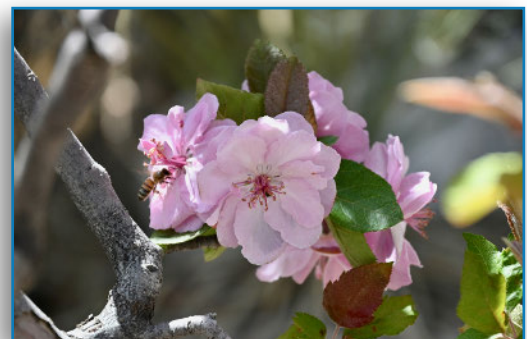
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Board Notes

The monthly PPCSA Board Meeting was held in-person on April 27th at the Rodeo Plaza office. Several members of the community attended. At the meeting, the Board:

- ▶ put a temporary hold on the current replacement plan for cul-de-sac signage to address both cost and redesign of the current signs;
- ▶ agreed to consider a "Plan B" at the May board meeting to facilitate finding a less expensive alternative. This will allow board members unfamiliar with the cul-de-sac sign study to review it before voting. *Sign Study - Cul-de-Sacs* is available online at: www.ParkPlazas.org/studies;
- ▶ reviewed an irrigation and tree survey of Plazas Relampago, Lirio, Campanilla and Cordero by Emergency Ecology Solutions; resolved that the Board's highest priority is to protect, maintain and preserve our community's landscape attributes; and instructed our Community Manager to obtain a proposal from that firm for similar analysis of the remaining cul-de-sacs as part of developing a long-range plan to achieve that priority;
- ▶ was briefed on a series of cul-de-sac concerts planned by a group of residents and expressed appreciation for their efforts; and
- ▶ appointed Helen Lyons as Chair of the Dog Park Committee.





DOG ATTACKS IN PARK PLAZAS

In the last couple of weeks there have been reports of two dog attacks on the paths in Park Plazas. These were leashed dogs who became overly excited in the presence of another dog. Though no one was hurt, these incidences are frightening to both dogs and dog owners and could result in injury to either or both.

For the safety of other residents, it is important that dog walkers maintain control of their dogs at all times. Santa Fe City Code 5-5.4 C specifies: "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." Please note that leashes longer than 6' are illegal.

Be sure to hold tightly to your dog's leash and maintain distance between your dog and a dog he/she may not know.

Landscaping - Dryland Gardening Tips

HEALTHY SOIL

Healthy soil makes a home for healthy plants, which become habitat to butterflies and moths, which provide food for birds. Healthy soil is living soil, with millions of beneficial microorganisms that interact with plants. Healthy soil thus contributes to a more vibrant and richer biomass, benefitting the Earth. And can soak up much more rain.

TEN TIPS FOR MAKING AND KEEPING SOIL HEALTHY

- Disturb the soil as little as possible. Lumpy soil is good. Digging and plowing breaks up soil clumps, killing the fungi and bacteria that actually create those clumps.
- Don't sift out or rake up small twigs, stems and stones. These create air space between soil particles, which need oxygen.
- Step lightly or not at all on soil to avoid compaction, which prevents oxygen uptake. Create pathways between plant areas. And stick to them.
- Add organic matter into the soil at every opportunity. Use leaf litter, compost, fine bark mulch, young weeds that have not yet gone to seed, etc.
- Let leaf litter and dead stalks from plants stay on the ground around the plants throughout the winter.
- Use only slow-acting organic fertilizers, not strong fast-acting manufactured chemical fertilizers. Chemical fertilizers dehydrate and kill microscopic life essential to fertility.
- Keep bare soil covered at all times with a 2-3-inch mulch to slow down water evaporation.
- Water only on mulched soil and use the finest hose spray-head possible to prevent soil particles from being blasted apart.
- On slopes and hills use rocks, berms, edging, or low ground covers to prevent flowing water from pulling topsoil downhill.
- Rotate annuals and vegetables to new places each year to prevent unequal uptake of elements.

(Content provided to Landscape Committee by committee member [Carole Mathison](#))

Please, DO NOT DUMP LANDSCAPE DEBRIS

Reminder: PPCSA does not have the groundskeeping staff to remove residents' trimmings from landscaping projects. Please do not leave any debris out for disposal by our groundskeepers. Put the debris in your trash bin OR take it to the dumpster provided for landscape debris located by the RV Storage Yard.





Park Plazas design -

SANTA FE STYLE

Adobe and Sandstone

In the American southwest, earth-toned residential buildings with flat roofs have a history going back to 750-900 CE. Native Americans built with the materials at hand, mostly soil and sandstone supplemented with comparatively scarce timber and brush. All their structures – from individual pit houses to pueblos to massive complexes like those at Chaco Canyon – were made of these materials. Taos Pueblo, a famous example of adobe construction, has been occupied for over 1,000 years.

Santa Fe Style

When New Mexico achieved statehood in 1912, a movement swept the city of Santa Fe with the goal of preserving the city's pueblo and territorial styles of architecture to keep it distinct from trends affecting the rest of the US. This movement was led by a group of archaeologists and artists who defined “Santa Fe Style” as exteriors featuring contoured adobe walls and flat roofs with parapets and canales. Inside, the style included rounded kiva fireplaces placed in corners and ceilings constructed with vigas and latillas. Park Plazas was designed in the Santa Fe Style by the original developers in the late 1970s. The style is specified in our community documents and is enforced to this day.



2020 Park Plazas Color Survey

An important element of Santa Fe Style is the color palette. Some Park Plazas homeowners have felt restricted by our required color choices and have asked to have them expanded to include a wider range of approved colors.

In 2020, PPCSA conducted a survey on this issue. Stucco and trim colors did not seem to be a strong issue, one way or the other, for most Park Plazas residents. The survey was inconclusive at best, and certainly did not provide any mandate for change.

- Only about 40% of households responded.
- Of our 442 households, only 11 supported “a decision to eliminate all color restrictions”.
- 74 households voted in favor of “expanding the color palette”. That is 17%.
- 98 households voted “no” or “unsure” to the same question. That is 22%.

You can find full results of the ACC Color Survey at www.parkplazas.org/studies.

Bruce Bender

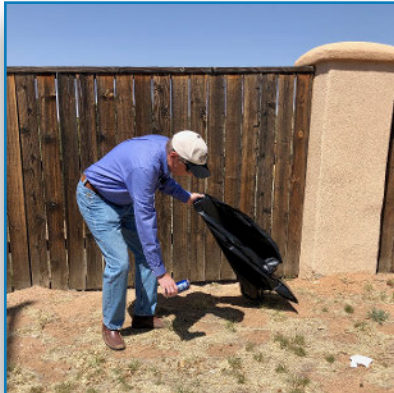
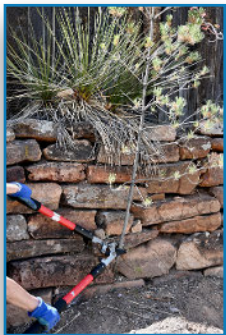
Chair, Architectural Control Committee



Earth Day in Park Plazas

On Earth Day, April 22, several Park Plazas residents pitched in to improve our community. Landscape Committee members **Carole Mathison, Nora Haskins, and Bill Glaze** spread wood chips from the piles created during last year's fire prevention tree trimming project.

Other residents picked up trash along the perimeter fence and trimmed away volunteer trees at the entry to the Estates.



Photos by Art Ireland, Kathy Bell Hargrave, Bruce Bender

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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Richard White, Community Manager
Cathy Kosak, Office Manager

PPN is prepared by PP Communications Committee:
Kathy Bell Hargrave (Chair), Tom Carr, Laurie Glaze, Marianne Murray, Richard White

May PPCSA Board Meeting

Wednesday, May 25
6:30 PM

~ in-person, Rodeo Plaza Office ~
(Proof of vaccination and booster required to attend.)

Community input is invited
at the beginning and end of the meeting.

Download the Board Packet 2 days before meeting:
www.ParkPlazas.org