

# PARK PLAZAS NEWS

## From the President

Let's talk about "déjà vu all over again" . . . .

As another New Year is upon us, we begin another transition in management of our community. Richard White, a long-time resident, Board Member and past President of our Association, stepped forward several months ago to become our new full-time Community Manager. Since October, he has been hard at work on various initiatives, perhaps the most important of which for the immediate moment is the transition to TOPS, the new homeowner association software management system, as well as a redesign of the Park Plazas website.

Each owner will soon receive information concerning how to register online on the new TOPS system. Please follow the directions carefully. If you have any questions or concerns, contact Richard at [communitymanager@parkplazas.org](mailto:communitymanager@parkplazas.org) or Cathy Kosak, our Office Manager, at [officemanager@parkplazas.org](mailto:officemanager@parkplazas.org).

Please be patient. Bear in mind that as we retransition to self-management, there will be glitches, friction here and there, and a less-than perfect process. As people too often hear me say, "that's life!" However, I, for one, believe that in Richard we stumbled upon the absolutely best person to be our Community Manager. I look forward with relish to our continuing work together in the days, months, and years ahead.

In a different kind of "déjà vu all over again", as I did last January, I want to kick off 2022 by sharing with you the names and responsibilities of the dozens of fellow residents who populate our many Committees, from the ACC to Landscape to Community Garden to Finance. Choose your saying – these folks are "the heart and soul" of our Association, or the "oil that greases the skids", or "the best of the best" we have. I encourage each of you as you encounter any of them to introduce yourself and give them your thanks.

### **Architectural Control Committee:**

**Bruce Bender** (Chair), **Richard Becker**, **Susan Feiner**, **Nancy Lane**, **Dick Lueck**, **Debra Sorensen**, **Jane Steinberg**.

### **Communications Committee:**

**Kathy Hargrave** (Chair), **Laurie Glaze**, **Marianne Murray**, **Richard White**, **Tom Carr**.

### **Community Garden:**

**Wayne C. Darnell** (Chair), **Marcus J. Garcia**.

### **Dog Park Committee:**

**Beth Brock** (Chair), **Meredith Holden**, **Sue Horne**, **Michael Koepke**, **Kay Lockridge**, **Helen Lyons**, **Deanne Ottaway**, **Fritz Rothdach**, **Ann Warren**.

### **Finance Committee:**

**Richard White** (Chair), **Christopher Bartsch**, **Tom Carr**, **Peter Whitman**.

### **Landscape Committee:**

**Nora Haskins** (Chair), **Bill Glaze**, **Art Ireland**, **Carole Mathison**, **Elaine Pinar**, **Marianne Murray**.

### **Mediation Committee:**

**Tom Carr** (Chair), **Richard White**.

### **RV Storage Yard Committee:**

**David Harding** (Chair), **Carlyn Collins**, **Gary Lutes**, **Phillip Vergamini**.

### **Tennis Courts Committee:**

**Jonathan Blakey** (Co-Chair), **Glenn Brock** (Co-Chair), **David Brenner**, **Kim King**, **Doug Turner**.

My final "déjà vu all over again" is to encourage everyone to get involved. At our Annual Meeting this March, we will have the opportunity to elect three directors. In February, the Nominating Committee, chaired by Bruce Bender, will solicit expressions of interest in running for election.

I firmly believe several things regarding Board elections: anyone interested and qualified to run should be entitled to do so; contested elections lead to the best results; and a Board comprised of directors with strongly held views on the issues we face, who are willing to express them forcefully, will result in the best decisions for our community going forward.

As always, if you have concerns, questions, or comments with which I can be of any help, please contact me at [president@parkplazas.org](mailto:president@parkplazas.org).

Be safe.

*Tom Carr*, President

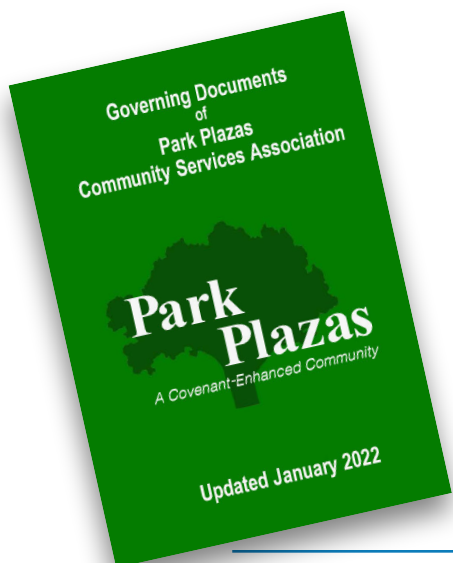
## Manager's Report

- Management transition and migration to TOPS HOA Management Software:
  - Invitation to members to register for the new portal will be mailed and emailed shortly.
  - TOPS (new software) and CINC (previous software) general ledgers are now mirroring each other, completing this step in transitioning to the new software.
  - Processing of the January 1 PPCSA statements and January 5 automated payments (ACH) to PPCSA will be handled by WestGate.
  - Automated payment processing by Enterprise Bank and Trust will be ready for February billing.
- The walking path paving projects are complete.
- The Manager's Office is systematically replacing unresponsive water meters.
- Abandoned property in the RV lot was removed by a towing company.
- The Governing Documents pamphlet was updated as part of an updated Welcome Packet for new owners. It will be printed and available in January as both a hard copy and digital file.

*Richard White*

[CommunityManager@ParkPlazas.org](mailto:CommunityManager@ParkPlazas.org)

Office: (505) 471-8809 Cell: (505) 577-0374



## Board Notes

At its regular Meeting on December 22nd, the Board of Directors took the following actions:

- authorized an increase in the amount of the monthly assessment from \$105 to \$115, effective January 1, 2022, with the increased revenues going to the Operating Fund, representing the first increase in the assessment since 2012;
- adopted an Operating Fund budget for 2022 reflecting revenues of \$660,080, expenditures of \$661,509, and a deficit of \$1,429;
- adopted a Reserve Fund budget for 2022 reflecting revenues of \$239,430, anticipated expenditures of \$241,441, and a deficit of \$2,011;
- authorized an increase in the maximum monthly assessment the Board can levy without a vote of the membership from \$130 to \$138 based on the 6.8% increase in the Consumer Price Increase for November 2021 over November 2020, representing the first increase in more than 15 years; and
- authorized compensation increases and 2021 bonuses for each of our staff members other than Richard White, our new Community Manager.

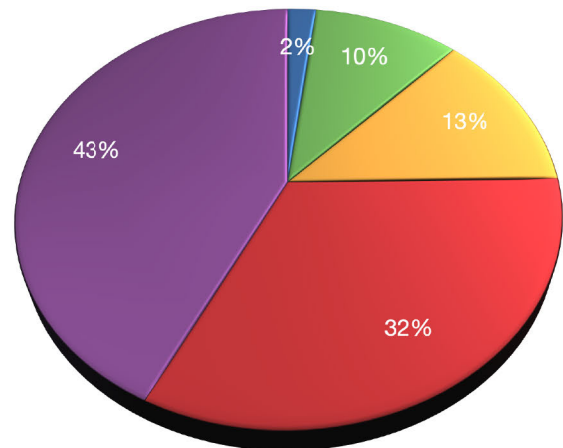
It is important to note that budgeting for Reserve Fund expenditures is difficult because it is the source of funds for major repair, restoration and replacement of infrastructure and it is very difficult to predict when infrastructure failures may occur. Too, the 2022 budget includes two large "placeholder" amounts, for which no funding commitments have been made by the Board at this point: \$50,000 for proposed landscape projects and \$30,000 for possible replacement of all cul-de-sac signage and its lighting throughout Park Plazas. Both the proposed landscape projects and sign replacement continue to be evaluated with no Board decisions having been reached. Finally, the 2022 Reserve Fund budget includes an aggregate of \$50,000 for dealing with water and sewer line failures that occur. The 2021 expenditure for those line items was about half that amount.

So, with luck, we could end 2022 with a substantial increase in our reserves rather than a break-even situation.

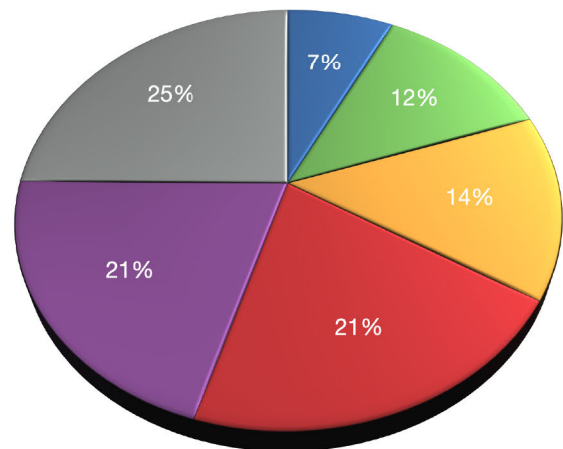


# 2022 PPCSA BUDGET

PPCSA OPERATING FUND BUDGET – 2022 (Projected Revenue - \$660,080)		
Electricity & Waste Collection		\$13,200
Administration Expenses *		\$67,600
Grounds Maintenance		\$84,186
Salaries & Related Taxes		\$214,523
Water & Sewer		\$282,000
<b>Total expenses</b>		<b>\$661,509</b>



PPCSA RESERVE FUND** BUDGET – 2022 (Projected Revenue - \$239,430) Note: Landscaping and Sign Replacement expenses are provisional; no commitments have been made by the Board.		
Water Meter & Interior Line Repair		\$18,000
Sign Replacement		\$30,000
Misc. Expenses		\$34,000
Water & Sewer Line Repair		\$50,000
Landscaping		\$50,000
Paving - Cul-de-sacs & Paths		\$59,441
<b>Total expenses</b>		<b>\$241,441</b>



## \*ADMINISTRATIVE EXPENSES

Postage & Delivery, Office Supplies, Printing/Copies, Accounting & Tax Prep, Legal Fees, Telephone & Internet, Insurance Premiums, Meetings, Mileage, Office Equipment, Office Rent

## \*\*RESERVE FUND EXPENSES

Cul-de-sac & Walking Path Paving & Repair, Equipment, Fence Repair, Landscaping - New Plants & Contracted Services, Lighting Repair, RV Storage Yard Maintenance, Dog Park Maintenance, Tennis & Petanque Court Maintenance, Mailbox Repair, Sewer Line Repair, Sign Replacement, Water Meter Replacement

## CONTACT PPCSA

Cathy Kosak, Park Plazas Office Manager – [OfficeManager@parkplazas.org](mailto:OfficeManager@parkplazas.org)

Tom Carr, PPCSA Board President – [President@parkplazas.org](mailto:President@parkplazas.org)

Richard White, Park Plazas Community Manager – [CommunityManager@parkplazas.org](mailto:CommunityManager@parkplazas.org)

Bruce Bender, Chair - Architectural Control Committee – [ACC@parkplazas.org](mailto:ACC@parkplazas.org)

# QUICK TAKES

- 38 properties in Park Plazas changed ownership in 2021.
- The Nominating Committee is seeking candidates for three positions on the PPCSA Board. New Board Members will assume three-year positions in April 2022.
- The PPCSA monthly assessment will be \$115 beginning January 2022.



- **Nora Haskins** and **Richard White** met with our Landscape Consultant, Katherine O'Brien, to assess some of our older fruit trees that have been suffering in the drought, specifically those at the Plaza Verde entrance to The Estates of Park Plazas. These trees are suffering from a syndrome called 'Southwest Injury' - damage from sun and heat - as is true for many of our fruiting trees. This winter, they will be mulched and receive additional water. Those that cannot be saved will be removed. Katherine recommends replacing them with drought tolerant trees. During 2022, the Landscape Committee will focus on identifying significant or 'legacy trees' for additional care, as well as improving overall tree care such as pruning, mulching, and watering.

- Our sign design consultant, Peter Tengler of ArtMan Productions, presented three concepts to **Tom Carr**, **Richard White**, and **Kathy Hargrave**. He is now preparing life-size sign mock-ups for presentation to the Board in mid-January. If you are unaware of the deteriorated state of our cul-de-sac signs, please read the study available on our website: <https://wgpm.cincwebaxis.com/parkplazas/documents>. Navigate to: Public Forms>SIGNSTUDYCULDESACS.pdf.



## PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza  
2801 Rodeo Road, E-1  
Santa Fe, NM 87507

[OfficeManager@parkplazas.org](mailto:OfficeManager@parkplazas.org)  
(505) 471-8809

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### BOARD of DIRECTORS

Tom Carr, President  
Bruce Bender, VP  
Chris Bartsch, Treasurer  
Beth Brock  
Mary Dolman  
Nora Haskins  
Bob Jacob  
Peter Whitman

Richard White, Community Manager/Secretary  
Cathy Kosak, Office Manager

Kathy Bell Hargrave, *PPN* Editor

## January Board Meeting

Wednesday, January 26  
6:30 PM

~ virtual, via Webex ~

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

Details are posted at [www.ParkPlazas.org](http://www.ParkPlazas.org).