

# PARK PLAZAS NEWS

[www.ParkPlazas.org](http://www.ParkPlazas.org)

## From the President

Let's talk about managing our community . . . .

In October 2020, the Board engaged WestGate Properties, LLC to manage our community. We chose WestGate because it was locally owned, highly recommended and managed some 60 other condominium and homeowner associations. A primary reason we did this was we hadn't been able to recruit, train and retain effective managers – and felt that engaging an established, locally-owned management company would eliminate that problem and provide stability going forward.

Simply put, that assumption has proven to be wrong. Unfortunately, I didn't ask at the time – “Who will staff our account? What is his or her background, training and experience?”

WestGate had to go out in the open market to recruit and train a portfolio manager for our account who, despite his many strengths, was not a “good fit” for our community. Further, WestGate's “back-office” capabilities were not up to serving our needs. Among other consequences, working with WestGate created additional time demands for several of our key community volunteers and Board members. Finally, had PPCSA chosen to renew our contract with WestGate for 2022, WestGate's projected fees would have increased 20% to 50% over 2021's contract of roughly \$75,000 (depending upon the scope of services provided).

In time, the Board, with input from key volunteers and the Committee Chairs, concluded the experiment did not work out satisfactorily.

As I considered how to proceed, **Richard White** offered to become manager. I recognized him as an excellent candidate. Richard is a known quantity; he knows our community, its residents, practices and history; and for decades he has demonstrated a strong

commitment to Park Plazas, volunteering thousands of hours over the years as a Board member and President.

I also felt that he would be able to adjust from being a “principal” responsible for making policy decisions to being the Board's “agent” charged with carrying out its directives in a timely manner. Indeed, at the meeting he said that he looked forward to no longer having the pressure of being at the helm.

On August 25 the Board unanimously resolved to employ Richard as manager effective October 15. He has committed to the position through 2023, providing much-needed stability for our community. Additionally, the Board resolved to maintain our Rodeo Plaza office and ask **Cathy Kosak**, a resident who has been staffing it as office manager 3 days a week, to increase her hours. She has agreed. Finally, we will engage a bookkeeper to maintain the financial books and records and manage the complex water sub-meter billing process. Richard will resign from the Board at the September meeting and be replaced as Treasurer and Secretary. A timetable for a return to self management will be developed with WestGate shortly and communicated to owners and residents.

This change has been under consideration since our June 18 mid-year review with WestGate. Since New Mexico law does not allow the Board to consider a sensitive issue of this kind in closed session, it was addressed in our regular meeting this past Wednesday.

The Board will share details of the transition back to self management in a timely manner. And, we will do our best to make this ‘re-transition’ as seamless and easy for owners and residents as possible. As always, if you have comments, questions or concerns, email me at [cisnelawyer@gmail.com](mailto:cisnelawyer@gmail.com) and I will respond promptly.

*Tom Carr*, President

## Manager's Report

- ▶ Annual asphalt repair work by AFJ Paving is currently underway. Some cul-de-sacs need complete resurfacing, as scheduled for Lirio and Pinon, while others will receive seal coats and crack sealing. **Residents of all areas affected will receive notices detailing dates and type of repair as well as instructions on the closing of the cul-de-sac, where to park, and precautionary measures to take.** Work has already begun and will continue through the end of September.
- ▶ Yellowstone Landscaping's 'second pass' outside of the perimeter fence successfully removed additional dead trees and stumps and trimmed shrubbery back from the sidewalks. Since that time, monsoon rains have resulted in prolific weed growth. Yellowstone has provided quotes for additional mowing as needed.
- ▶ CaitCo Drainworks has responded to several reports of cloudy water in some homes. Their initial reply was that the monsoon runoff water has overloaded the City's water main system but will settle very soon. There are no breaks in any water lines. Residents may want to run their tap for two to three minutes to allow the sediment to pass through the system.
- ▶ We have completed our annual sewer line jetting in several cul-de-sacs. CaitCo Drainworks has noted tree roots in some lines – maintenance issues that need to be addressed in order to prevent sewage back up. If your home is affected, you will be given advance notice of the needed maintenance work. In most cases, this work will be at the expense of the Association.
- ▶ We received a report of a garage burglary in which the burglars gained access under a garage door that had been cracked open to provide ventilation during the summer heat. If you want to raise your garage door to help circulate the hot air, we recommend raising the door no more than four inches.
- ▶ At the recommendation of the Landscape Committee, the PPCSA Maintenance Yard – including areas around the dumpster, inside the yard, and on the perimeter – have been cleaned up by Turnover Landscape. The next step is to inventory all equipment stored at the yard.

*Dave Mansure*, Manager  
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## Board Notes

At its regular meeting on August 25, 2021, in an in-person meeting open to all vaccinated residents, the Board took the following actions:

- Appointed **Kim King** to the Tennis Committee at the request of its Co-chairs;
- Modified the Charters of the Architectural Control and Landscape Committees to provide that the Board will appoint the Chairs of each and such Chairs can be Board members;
- Authorized the ACC to move forward to finalize its position paper on stucco/trim/fence guidelines and report back to the Board in September or October;
- Confirmed the intent to schedule a special board meeting with the Association's landscape consultant, Kathleen O'Brien, to review her report findings when such a meeting can safely be held in-person. The meeting will be open to all residents to both **attend and participate**; and
- Decided not to renew the management contract with WestGate Properties, LLC for 2022 and to hire **Richard White** as Park Plazas Community Manager beginning October 15, 2021 and extending through 2023.

The September regular meeting of the Board will be held virtually at 6:30 p.m., Wednesday, September 22, 2021.

### OFFICE EMAIL CHANGE:

Due to a change in internet service provider, the email address for the PP Rodeo Road office has changed.

Please send all correspondence to:  
[ppcsa.officemanager@gmail.com](mailto:ppcsa.officemanager@gmail.com).

You can use this address to reach the office manager, Cathy Kosak, as well as members of the PPCSA Board.

Note: If you have changed your email address, please send a notice of the new address to:

[ppcsa.officemanager@gmail.com](mailto:ppcsa.officemanager@gmail.com).

## Dog Park – New Gate

Valley Fence did a terrific job installing a drive-thru gate for the dog park. This new gate will improve access to the dog park for delivery of materials and regular maintenance work such as adding and grading gravel, as well as for larger projects.

*Beth Brock*, Chair



## VANDALISM AT PERIMETER FENCE



Valley Fence also repaired several areas of the Park Plazas perimeter fence that had been cut. It appeared that folks who want to enjoy our walking trails without living here cut three successive holes in the fence. One individual was seen appearing from behind the pictured tree looking quite sheepish with his two Australian Shepherds.

If you see anyone entering through the fence, please remind him or her that Park Plazas will prosecute vandalism to our fences.

## LEASH YOUR DOG! It's the law.

This City Ordinance supersedes Park Plazas CC&Rs:

**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.

Keeping your dog on a leash at all times helps ensure that you, your dog, and your neighbors can safely enjoy our walking trails.

Several residents have encountered a large brindle-colored dog running loose in Park Plazas. In one incident, the dog growled aggressively at a smaller dog walking on-leash with its owner. The dog appears to live here but might belong to a new resident. Please remember – all dogs must be on a leash whenever outside of your fence.

## PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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### BOARD of DIRECTORS

Tom Carr, President  
Bruce Bender, VP  
Richard White, Secretary/Treasurer  
Chris Bartsch  
Beth Brock  
Mary Dolman  
Nora Haskins  
Bob Jacob

## September Board Meeting

Wednesday, September 22  
6:30 PM  
via Webex

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

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