



# PARK PLAZAS NEWS

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

## From the President

Let's talk about a midsummer potpourri of community projects.

In last month's Park Plazas News, I discussed how we present our community to others. As was noted, Westgate Properties engaged Yellowstone Management to do deferred maintenance along the entire frontage of our community on Rodeo Road and Camino Carlos Rey, a distance of .08 miles. This work was completed during July at a cost of about \$3,000 under the supervision of Dave Mansure, **Nora Haskins**, and **Art Ireland**. The result – a definite improvement in the appearance of our community to those walking or driving by. We have asked Yellowstone for a recommendation for ongoing perimeter maintenance to avoid a neglected and unattractive appearance.

The Board took important actions in several disparate areas – community signage; the culling, organization and retention of the Association's historical records; appointment of new Chairpersons for two committees; and new Rules and Regulations governing use of the tennis court facilities.

Over the winter, **Kathy Hargrave** prepared two detailed studies of Park Plazas' signage (available at [www.ParkPlazas.org](http://www.ParkPlazas.org) under Forms). As our community comes within shouting distance of its 50th birthday, the Board has recognized that improving the condition of our signage, and an updated design, will present Park Plazas as a well-maintained community and a desirable place to live, as well as help sustain our property values. Equally as important, the improvements will enhance current residents' community experience.

The Board asked Kathy to form a group to evaluate and offer recommendations for an ongoing approach to signage. The group members are **Jane Morris**, **Art Ireland**, **Laurie Glaze**, **Diane Graves**, **Mary Needham** and **Deirdre Stiles**. The recent actions taken by the Board with regard to the group's initial recommendations are summarized in this month's "Board Notes". On behalf of the Board and the community at large, I want to thank Kathy and the group for their detailed and

thoughtful approach to this issue.

We are very fortunate to have **Elena Perez-Lizano** living in our community. Elena, who is bureau head for the New Mexico State Archives, began working last fall with **Diane Graves** to review and organize some 85 "bankers' boxes" of Association records moved from a shed in the RV lot to the office. At its recent meeting the Board (see "Board Notes") endorsed her recommendations for establishing a records retention policy – an important but somewhat behind-the-scenes task. While it may seem self-evident that the Association needs to maintain extensive historical records (and, over the years, numerous efforts have been made to that end), we are fortunate to have among us a professional archivist who is willing to advise us on dealing with Association records. On behalf of the Board and the community at large, I want to thank Elena for stepping forward into this role.

Additionally, the Board accepted my recommendation that **Bruce Bender** succeed **Gary Lutes** as Chair of the Architectural Control Committee, following Gary's retirement after eight years at its helm, and that **Nora Haskins** become Chair of the Landscape Committee upon the resignation of co-chair **Reid Michaels**. Nora has been the daily lead "on the ground" for many months. Bruce, Nora, Gary and Reid deserve all of our thanks for their commitment to the betterment of our community.

Finally, the Board adopted revisions to the Rules and Regulations governing use of the tennis courts proposed by **Glenn Brock** and **Jon Blakey**, Co-chairs of the Tennis Committee. This was the culmination of a series of Committee meetings and deliberations over the past several months and Glenn and Jon's input and guidance were key to this step forward.

If you are out and about and see any of the community volunteers saluted here, please take a moment to thank them personally. These hardworking folks in Park Plazas are key to assuring we maintain both the quality of life we all enjoy and our long-term property values.

*Tom Carr*, President

## Manager's Report

- ▶ There was an increase in water meter breakdowns this month. Four meters did not transmit data and several more did not register any usage. A non-broadcasting water meter indicates a failed transmitter, whereas no usage reported indicates a failed meter. The failed meters are being replaced.
- ▶ Francesca Chavez, WestGate's Assistant Community Manager in Park Plazas, continues to team with **Cathy Kosak** (recently on vacation) in the PP Rodeo Road office. Office hours:  
**M-W-F, 9am - 12pm and T-TH, 9am - 11am.**
- ▶ Please note the manager email for this office has changed. The new email address is [ppcsa.officemanager@gmail.com](mailto:ppcsa.officemanager@gmail.com). The previous email address is no longer functioning.
- ▶ Work is about to begin on a large scale clean-up and inventory of the Maintenance Yard. Turnover Landscaping has been contracted to work with Oscar on this project.
- ▶ Yellowstone Landscape completed the landscape clean-up outside perimeter fence of Park Plazas. (See photos on page 3.)

*Dave Mansure*, Manager  
(505) 995-3134  
[dave@westgatepm.com](mailto:dave@westgatepm.com)

Note: Dave Mansure has successfully passed the state's credentialing process and passed the CMCA (Certified Manager of Community Associations) test.

### 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).

## Board Notes

The Board held a regular meeting via Webex video conference on July 28.

### Management of PPCSA Records

The Board adopted proposals made by **Elena Perez-Lizano**, a resident and bureau head for the New Mexico State Archives, that under her direction:

- ▶ all detailed financial records for the Association for years prior to 2014 be discarded and commercially shredded, in line with IRS records retention policies (with summary financial records for such years, where available, maintained);
- ▶ all lot-specific records found during her review be consolidated into individual lot files and maintained at the Rodeo Road office;
- ▶ all current materials be kept at the office;
- ▶ the balance of the historic records be organized and indexed for ease of retrieval and stored in acid-free bankers' boxes at an appropriate humidity-controlled offsite storage facility.

### Signage Implementation Group

The Board adopted the following proposals from the Group:

- ▶ the menagerie of entry signage at Rodeo Road and Camino Carlos Rey be removed and replaced by "Welcome to Park Plazas" signage;
- ▶ all existing "Private Property" signs be removed and replaced by signage that is uniform in wording, design and manner of installation;
- ▶ in coordination with the Dog Park Committee, signage be installed as appropriate to remind those with dogs to obey the City of Santa Fe leash laws;
- ▶ analysis be continued to identify informal "social paths" in the Common Area to be either 1) retained but improved as permanent paths, or 2) to be eliminated. Signs will mark these areas; and
- ▶ a consultant be engaged by the Board at a cost of no more than \$5,000 to work with the Group and make recommendations to the Board for replacing all cul-de-sac entrance signs and lighting as well as updating the large community entrance signage at Rodeo Road, Camino Carlos Rey and Plaza Verde.

### Tennis Court Rules and Regulations

The Board adopted revised Rules and Regulations governing use of the tennis court facilities.

### Designation of Committee Chairs

The Board appointed **Bruce Bender** to succeed **Gary Lutes** as Chair of the Architectural Control Committee and **Nora Haskins** as Chair of the Landscape Committee following the resignation of co-chair **Reid Michaels**.



# Our Bountiful Community Garden!

The PPCG is well into a growing season that promises to offer a bounty of produce from the garden. The recent precipitation and milder temperatures have reduced the stress on the fruit and vegetable plants. We are hoping for a

plentiful late summer giveaway of our excess produce ... probably in late August and early September.

While the garden plots look excellent in general, there have been some disconcerting events in and around the garden. Both theft and vandalism have occurred in the past couple of months. This prompts a request to all gardeners, as well as to any community members who may pass by, to be observant for any inappropriate behavior in the garden area.

The garden nourishes those who garden, those who simply enjoy the green oasis, and those who partake of the produce giveaway. If we work together to preserve this precious resource, we can ensure its future.

*Wayne Darnell, Chair*

## ACC – In-Person Meeting

On July 14th, the ACC held its first in-person meeting since COVID-19 restrictions began. In addition to reviewing applications, the committee began discussion on items that had been put on the back burner until face-to-face discussions could resume. These include a review of the 2020 homeowner survey regarding acceptable stucco and trim colors as well as the creation of reasonable guidelines for rooftop equipment such as solar panels. This type of equipment is not addressed in the CC&Rs because it did not exist when the covenants were written.

*Bruce Bender, Chair*

## Landscape – Grasses of Park Plazas

With the recent monsoons, we are happy to see many of the beautiful grasses return to the Park Plazas landscape.

**Marcus Garcia**, one of our neighbors and a retiree from both federal and state land and wildlife management, has recommended either gathering the seeds or delaying the cutting of grasses until they have had a chance to reseed. Based on this, we have instructed Oscar to delay cutting them back. Marcus further recommends leaving the cuttings in place to act as a natural mulch. These are also the recommendations of the Santa Fe County Extension Office.

Some of our grasses are Blue Grama Grass, Black Grama Grass, Sideoats Grama, Sand Dropseed Grass, Western Wheat Grass, Indian Rice Grass, and Fountain Grass.

*Nora Haskins, Chair*



The perimeter fence clean-up has now been completed by Yellowstone Landscape.



BEFORE



AFTER



BEFORE - looking S



AFTER - looking N

# Hooray Rain, Boo Mosquitoes



The recent rains have provided much needed relief from on-going drought conditions for our thirsty vegetation and wildlife. But all the extra standing water has also been a boon for the mosquito population. Some neighbors recently reported that their outdoor dinner party not only fed their guests, but the mosquitoes as well!



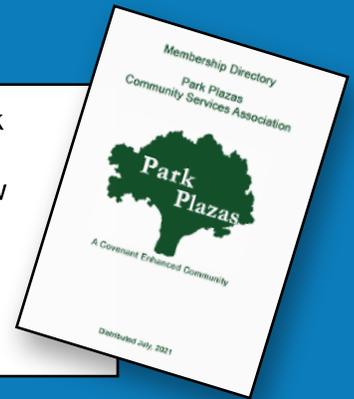
Open rain barrels or other open outdoor containers full of water can become mosquito breeding grounds. Consider emptying them into your garden, which may require turning over the barrels. If you have elderly neighbors who can't manage this task, offer to help! Another solution is to add inexpensive mosquito dunks to the barrels to kill mosquitoes at the larval stage.

Simple steps like these will help eliminate the places where mosquitoes breed and make our outdoor spaces more enjoyable for all.

## 2021 Directory – Now Available

The 2021 Park Plazas Directory of residents and owners is available at the Park Plazas Rodeo Road office. It contains a list of residents by name as well as by cul-de-sac address. In addition, there are important contact numbers and a new walking path map. Stop by during office hours to pick up a copy.

Registered residents can also access a PDF of our private directory on [www.ParkPlazas.org](http://www.ParkPlazas.org) under Resources/Documents. Log in to view or download the PDF.



### WE LOVE WALKING IN PARK PLAZAS!

It is important to stay on the established paths because our desert landscape is very fragile, especially in times of extreme drought. Walking or bicycling off the trail breaks the earth's surface - creating tracks that kill the grasses and expose the dirt - and could lead to detrimental erosion.

Thank you for helping to keep this land pristine for future generations of Park Plaza residents.

### PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza  
2801 Rodeo Road, E-1  
[p pcsa.officemanager@gmail.com](mailto:p pcsa.officemanager@gmail.com)

Mail: PPCSA  
c/o WestGate Properties  
508 W. Cordova Road  
Santa Fe, NM 87505  
(505) 995-3134  
[info@westgatepm.com](mailto:info@westgatepm.com)

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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

## August Board Meeting

Wednesday, August 25  
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).