April 2021

PARK PLAZAS NEWS

www.parkplazas.org

From the President

Let's talk about parking.

Under our governing documents, there are two basic approaches we can take:

1) Allow residents to park wherever they wish, as our Board of Directors has the latitude to make that the policy.

2) Or, ostensibly, the current policy:

- parking in the Common Area only allowed by permit,
- parking must be in existing spaces and not on garage aprons,
- permits are only issued when (i) there are more vehicles at a residence than garage spaces, (ii) oversized vehicles are involved, or (iii) hardship circumstances exist.

What we cannot do is have a policy that, intentionally or through default, is not applied uniformly to all of our owners and residents.

The problem we face is that the current policy has been enforced haphazardly, if at all, rather than uniformly and a broad spectrum of violations exist and persist. The violations include: numerous known instances of garage conversions that make them unavailable for parking; simply ignoring the need for a permit and parking in the Common Area; misrepresenting the basis for being issued a permit on the application form, abandoned vehicles, and so forth.

While I have my own point of view as to what our policy ought to be, that is not up to me alone. My fiduciary duty as your President is to take the steps necessary to end up with a clear policy, effectively communicated and implemented, and uniformly enforced.

To that end, I have recommended and your Board has resolved to establish a Parking Study Group. **Beth Brock**, a member of the Board and Chair of the Dog Park Committee, has been appointed as Chair with **Barb Lange, Lucy Foley, Jon Blakey, Helen Lyons** and **Fritz Rothdach** as members. Unfortunately, we have yet to identify a resident of The Estates to be part of this effort, and welcome anyone living there to volunteer. Please email Beth to express your interest: beth14642002@gmail.com.

The Board has charged the Group with the following:

- Determine the extent to which the existing policy is not being followed — the "scope of the issue".
- Inventory the number of surface parking spaces available in each cul-de-sac, including areas that may possibly become spaces, to determine the number that might be made available for permittee parking and guest parking.
- Review all outstanding "PERMANENT" and "TEMPORARY" permits.
- Survey owner attitudes toward what our parking policy ought to be.
- With assistance from WestGate Properties, survey parking policies, implementation and enforcement procedures at comparable communities (whether managed by WestGate or not) and investigate the enforcement services WestGate itself provides to associations it manages.
- Review our existing formal policy and permit application form.
- Submit a proposal to your Board as to what our policy should be going forward, how it should be communicated and implemented, and how it should be enforced.

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It will take some time for the Group to accomplish its assignment. I've suggested during so during the 2nd quarter of this year -- but have emphasized that it is more important to do the job right than to do the job on any arbitrary time frame.

Some might wonder "why parking? why now?"

My response is that in my brief tenure as your President, probably the most common complaint I have received from owners has to do with parking. It is clear to me that on my prioritized list of "pending issues" parking is at the top.

While the Group's work proceeds, we will not deal with other than the most serious parking violations. So please bear with us in that regard. If you have views concerning parking that you want to share and do not want to do so in a public forum, I want you to feel free to share them with me: cisnelawyer@gmail.com. I can make that input available to the Group without attributing it to you.

I am interested in everyone's ideas about this question, whether I agree with them or not, as, in the final analysis, I am only one vote among many deciding how best to move forward.

Thank you for your patience while we go through this process!

Tom Carr, President

Manager's Report

- The PPCSA Rodeo Plaza office hours have been increased. Office Manager **Cathy Kosak** is now in the office M-W-F, 9am - 12pm. Dave Mansure is in the office T-Th, 9am - 11am. Covid safe practices are still in effect.
- The office staff at Rodeo Road now have access to the management system software, CINC, which allows office staff to quickly access homeowner records to answer their questions.
- A resident of Plaza Esmerelda called WestGate's after-hours emergency hotline on Sunday to report suspicious areas of water seepage through the asphalt on Plaza Verde. Early the following day, a plumbing crew dug down 15' to find the problem. The main water had to be shut off without warning which impacted several homeowners in the Estates; however, the residents impacted by this emergency were kept informed with updates and timelines. The line has been repaired. We thank the affected residents for their patience.
- On Saturday, March 27th, on Orquídea Plaza, a homeowner discovered a large water leak inside the home. In order to stop further flooding, the resident called the City of Santa Fe emergency water dispatch which required the water to be shut off at the master main for the cul de sac. Although the homeowner knocked on all the doors on the cul de sac to alert neighbors of the shut-off, the PP office received calls related to this incident. In the future, when an emergency such as this occurs, please call WestGate at (505) 995-3134 to notify the Park Plazas manager, Dave Mansure.

Coffee Talk RoundUp - March 20th on ZOOM

We focused on the Landscape Committee with three members, Reid Michaels, Nora Haskins, and Art Ireland, in attendance. Reid summed up the latest projects. He and the other committee members as well as Tom Carr fielded questions about common areas, gophers, and fire fuel mitigation. A resident weighed in on a variety of issues with requests to:

- Install path lights (solar powered) on the south path loop.
- Create path names and add markers at path intersections to facilitate reporting of problems, such as a dead wild animal or a ruptured spot in the asphalt path.
- Add No Admittance signs at the entrances from the street to pathways.

These suggestions will be reviewed by the Board in due course.

Coffee Talk Contest - Best Gardening Tool:

Marianne Murray (Campanilla Plaza) is the winner for the great story behind her tool.

> "Here's my favorite gardening tool. Made by my father 30-some years ago out of stainless steel that he scrounged from an engineer who worked on small airplanes."

Marianne wins a gift certificate from our local friends at Newman's Nursery.

Board Notes

- The 2021 Annual Meeting of the Association was held Wednesday, March 24th at 6:30 pm via WebEx video conference. The only business to come before the Membership was the election of two Directors, each to serve a 3-year term. 134 valid proxies were received and one member voted in person. The results of the election were that **Tom Carr** and **Chris Bartsch**, the nominees recommended by the Nominating Committee, were elected.
- At the Organizational Meeting of the Board following the Annual Meeting, the following were elected to serve in the positions indicated until the 2022 Organizational Meeting:

President	**Tom Carr**
Vice President	**Bruce Bender**
Secretary/Treasurer	**Richard White**

- The President and Board also appointed various Committees to serve for the same term. See page 5 for a roster of the nine committees, chairs and members, and email contact information.
- After receiving and approving various Committee Reports, the Board authorized formation of a Parking Study Group. Please read "From the President" on page 1 for an explanation of the rationale for this decision and the tasks that are to be addressed by the Group. The Board is very grateful to **Beth Brock** for agreeing to head the Group and to the others who have agreed to join it.

FIRE MITIGATION EFFORT UNDERWAY *by Art Ireland*

Untrimmed trees | Trimmed trees | Untrimmed trees after a fire | Trimmed trees after a fire

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Park Plazas is situated in the piñon-juniper woodland savanna. A woodland savanna differs from the shrub savanna and the grassland savanna in the density of trees in the savanna. A woodland savanna like ours has a higher density of trees but they are spaced widely enough that little or no tree canopy develops. The grasses between the trees are shorter and sparser than the taller, thicker grasses in the shrub or grassland savanna.

The lower limbs of the piñons and junipers often rest on the ground. Should there be a wildfire, the burning grasses can easily ignite these trees. But, because the grasses are relatively short and sparse, they don't burn as hot or as high as the grasses in the shrub or grassland savanna. By trimming the lower limbs on the piñons and junipers along the paths, we can reduce the likelihood that these trees will ignite during a wildfire because the grass fire will pass under them. If the trees do not ignite, we have reduced the intensity of a fire, basically creating a fire break and reducing the danger the fire will spread to the houses in Park Plazas.

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Before

After

Before

After

DOG AGILITY SEMINARS

Two Dog Agility Seminars will be held on **Saturday, April 17** at the dog park.

- **Beginning Agility Seminar**: **10 - 11 am**
  This FREE session is only an introduction so please don't bring your dogs.
- **Intermediate Agility Seminar: 11 am - Noon**
  Only those dogs who have attended previous agility seminars can participate in this more advanced session.

If you are interested, please email Beth Brock at beth14642002@gmail.com. An email blast to dog park members will provide further details or notice of cancellation due to lack of interest.

ANOTHER SUCCESSFUL PAPER BAG DRIVE!

Mary Needham delivers cartloads of bags contributed by residents of Park Plazas to The Food Depot.

Volunteer Needed

The RV Storage Yard Committee is looking for a volunteer who can help with record-keeping. Familiarity with typical computer software is needed. Please contact **David Harding**: **davidharding@gmail.com** or (443) 784-8372.

April Board Meeting

Wednesday, April 28
6:30 PM
via Webex

Details posted by 4/21
at www.parkplazas.org

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

Office: Rodeo Plaza
2801 Rodeo Road, E-1
Mail: PPCSA
c/o WestGate Properties
508 W. Cordova Road
Santa Fe, NM 87505
(505) 995-3134
info@westgatepm.com

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

Oscar Mendoza, *Groundskeeper*

Park Plazas

A Covenant Controlled Community

PPCSA COMMITTEES
2021-2022

Dog Park
Beth Brock, Chair Beth14642002@gmail.com
Members:
- Meredith Holden
- Sue Horne
- Helen Lyons
- Mike Koepke
- DeAnne Ottaway
- Fritz Rothdach
- Ann Warren
- Kay Lockridge

Tennis Courts
Amy Chase, Chair alouise3663@gmail.com
Members:
- Jon Blakey
- Glenn Brock
- David Brenner
- Doug Turner

RV Lot
David Harding, Chair davidharding@gmail.com
Members:
- Gary Lutes
- Carlyn Collins
- Phil Vergamini

Landscape
Reid Michaels, Co-Chair Reidmichaels2951@yahoo.com
Nora Haskins, Co-Chair norahv@gmail.com
Members:
- Bill Glaze
- Art Ireland
- Carole Mathison
- Charlie Wilson

Architectural Control
Gary Lutes, Chair Lutes9998@gmail.com
Members:
- Bruce Bender
- Susan Feiner
- Stan Holland
- Bob Jacob
- Bob Kreger
- Nancy Lane
- Debra Sorenson

Finance
Richard T. White, Chair rwhite@rkwenterprises.com
Member:
- Tom Carr

Communications
Deirdre C. Stiles, Co-Chair Deirdre63@me.com
Kathy Hargrave, Co-Chair kbhargrave@aol.com
Members:
- Richard White
- Tom Carr

Community Garden
Wayne Darnell, Chair Wayne_darnell@comcast.net
Member:
- Marcus Garcia

Mediation
Tom Carr, Chair cisnelawyer@gmail.com
Members:
- Dave Mansure
- Richard White
- Gary Lutes