



# PARK PLAZAS NEWS

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

## From the President

Let's talk about assessments – more specifically, dealing with delinquent assessments.

The “good news” is that some 90% of our lot owners pay their assessments when due, and some 96% pay their assessments without going delinquent more than a month (and some miss the due date by just a day or two). The “bad news”, however, is that we have owners of 16 lots in arrears for more than 1 month, 7 of those lots are in arrears for more than \$500 each, and, in all, we have more than \$28,000 in delinquent accounts.

At its May meeting, the Board reviewed our governing document requirements concerning how to deal with delinquent assessments. It recognized that in the past those requirements have not been followed carefully. It directed me to summarize them in this month's Newsletter and give notice that commencing with the August assessments, we have instructed WestGate Properties, our management company, to adhere to them.

The reasons are simple. First, the Board has a fiduciary duty to all lot owners to enforce the requirements of our governing documents and to do so uniformly. Second, when lot owners don't pay their assessments, that hurts the Association's liquidity and compromises our ability to carry out our responsibilities for the Common Area and facilities throughout our wonderful community.

If you are one of the roughly 400+ lot owners who pay assessments when due, **thank you!** and you can ignore the summary below. **However, if you are one of the roughly 48 owners with a delinquent account, please pay attention to this notice.**

Here is a summary of what our documents provide:

- ▶ Assessments are a personal obligation of the owner(s) of a lot and pursuant to the New Mexico Homeowner Association Act, the Association has a lien against the lot to secure payment when due.
- ▶ The Board has opted to allow assessments to be due and payable monthly but is not obligated to do that.
- ▶ Assessments are billed at the outset of the month and due and payable by the 11th of the month.
- ▶ Assessments not paid within 60 days of the due date are delinquent **along with the total of the remaining monthly assessments for the year in question —**

**that happens automatically and is not at the discretion of the Board.**

- ▶ If that **entire amount** due is not paid within 30 days after becoming delinquent, interest accrues from the 60th day at 10% per annum until the delinquent amount is paid.
- ▶ In addition, the Association may sue the lot owner(s) to collect the amount due and/or foreclose the lien against the lot involved, with the right to recover attorneys' fees and costs from the lot owners or foreclosure action.

\* \* \* \* \*

It is important to recognize that if assessments become 60 days delinquent, no matter the amount, *assessments for the balance of the year automatically become delinquent as well*. Thus, for example, if a lot owner does not pay the January/February assessments for a given year (and we ignore water/sewer charges) not just the \$210 due for those months becomes delinquent, *but the entire \$1,260 for the whole year becomes delinquent and due and payable*.

Some lot owners pay a fixed amount monthly, which may be more or less than the actual amount due. If such an owner pays less than the amount due for two consecutive months, *that is going to trigger delinquency and acceleration of the balance due for the remaining months in the year*. Thus, such owners are encouraged to pay the actual amount of their assessment due each month to prevent this from happening.

At the Board's direction, and beginning with the August assessment, WestGate will follow the above procedures. Before that assessment is billed, we will send a reminder about this policy to all lot owners with delinquent assessment accounts.

To verify the status of your account, log into [parkplazas.org](http://parkplazas.org), click on “account information”, and click on “account info”. Your balance due, if any, will appear at the bottom right of the statement that appears on your screen.

Again, a big **Thank you!** to the hundreds of conscientious lot owners who pay their assessments when due. If anyone has any questions about this matter or wishes to discuss their account with me, please email me at [cisnelawyer@gmail.com](mailto:cisnelawyer@gmail.com).

Tom Carr, President

## Manager's Report

- ▶ June marks 6 months of management by the WestGate management team. Billing issues have been sorted out and homeowner call-ins are at their lowest levels since January. Dave Mansure is leading a Zoom meeting with Committee Chairs each month to facilitate communication.
- ▶ *Park Plazas News* and most email blasts will now be distributed through [ParkPlazasNews@gmail.com](mailto:ParkPlazasNews@gmail.com) and MailChimp.
- ▶ The Neptune Meter reading issues have been resolved and billing will return to the normal 30-day cycle next month.
- ▶ Significant progress has been made in the processing and organizing of all applications, permits and requests for use of Park Plazas amenities. This should provide more efficient management of services and amenities.
- ▶ For the May *Coffee Talk* on Zoom, Park Plazas Manager, Dave Mansure, researched the 45-year history of Park Plazas for a presentation that included vintage photos, stories from past newsletters, and other memorabilia. The presentation ended with trivia about the old Central Railroad that ran through Park Plazas and the abandoned and dismantled materials that were repurposed in our community. A recording of the *Coffee Talk* presentation and discussion are available on the [parkplazas.org](http://parkplazas.org) website.

### Upcoming June *Coffee Talk* -

The June *Coffee Talk* promises to be a popular one as the "Love Your Pet" theme is already a beloved concept here in Park Plazas. Bring your pets to the Zoom meeting and be ready to show off their best features!

We will be presenting an interview from the Park Plazas Dog Park with Committee Chair Beth Brock highlighting the equipment in the dog park and featuring agility training demonstrations. This month's prize is a pet spa day at Pet Smart for one lucky winner. Visit [parkplazas.org](http://parkplazas.org) to pre-register and for more details.

*Dave Mansure*, Manager  
(505) 995-3134  
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## Board Notes

The Board held its regular meeting virtually on May 26th. The Board:

- Directed the President to communicate the requirements of the governing documents regarding delinquent assessments to lot owners and to work with WestGate Properties to put procedures in place to comply with those requirements beginning in August 2021 (for more on this, see "From the President" in this issue);
- Authorized the Landscape Committee to engage Katherine O'Brien, a professional landscaper, nurseryman and horticulturalist, to meet with the Committee and our groundskeepers to review landscape issues, walk the entire community and create a site evaluation report, and then develop a proposed maintenance plan including evaluation of water use, recommendations on staffing and subcontracting, and recommendations for resident landscape guidelines;
- Reviewed a proposal obtained by WestGate from Yellowstone Landscape to address the appearance of the areas between the perimeter fence and each of Rodeo Road and Camino Carlos Rey, to do line trimming, pruning of existing plant material as needed, removal of Chinese elms, picking up trash, leaf removal and edging adjacent to the sidewalks, to improve the presentation of our community to the public;
- Agreed that given the positive evolution of the Covid-19 situation, effective June 1st the Rodeo Plaza Office would be open to **fully-vaccinated** residents during the hours that it is staffed, which continue to be 9:00–12:00 M-W-F and 9:00–11:00 T-Th. Those residents wishing to enter the Office must provide proof of vaccination the first time they do so (thereafter a schedule of vaccinated residents will be maintained) and may enter maskless, provided if anyone present requests that masks be worn, all present must comply; and
- Acknowledged that the Transition Group working with WestGate Properties (comprised of Tom Carr, Richard White and Deirdre Stiles) would be meeting at the end of June with Dave Mansure and Tom Simon from WestGate to conduct a 6-month review of the transition process.

Based on further investigation, at the regular June meeting the Board will continue discussing the options available to maintain the area between the perimeter fences and Rodeo Road and Camino Carlos Rey and will make a decision about an on-going solution. At the same time, the Board will consider whether to continue relaxing COVID-19 restrictions, including the possibility of allowing masked, unvaccinated residents who practice social distancing to enter the PPCSA office as well as resuming use of the office for Board, Committee and other meetings.

Any residents wishing to provide confidential input to the Transition Group working with WestGate in advance of the 6-month review, please email Tom Carr, [cisnelawyer@gmail.com](mailto:cisnelawyer@gmail.com). All input will be treated as anonymous.

## Kudos from the Landscape Committee



The Landscape Committee wishes to express their gratitude to **Paul and Carole Widick** (Papagayo) for their generosity in donating stream cobbles for the south wall of the Papagayo island garden. Rocks leftover from their home projects helped finish the modifications to the island, creating a beautiful garden for the cul-de-sac.

Thank you Paul and Carole!

*Nora Haskins, Co-Chair*

## Architectural Control Committee Inspection Update

- ACC volunteers are currently finishing up Annual Inspections of Park Plaza properties.
- Inspections should be completed by end of May and inspection forms will be mailed to property owners the first week in June.
- Properties with cited deficiencies receiving either a “Good/Needs Maintenance” or a “Needs Maintenance” grade will have until September 30th to make the needed repairs.
- Those properties cited for repairs (as noted above) will be reinspected in October to insure compliance. Failure to make repairs can result in fines and other legal action.

*Gary Lutes, Chair*

## Parking Survey Results

The recent parking survey has provided insightful feedback to the Parking Study Group. 150 homeowners and renters participated in the survey expressing concern over a wide variety of parking issues.

91% of the respondents indicated that they favor adoption of a clearly delineated parking policy and enforcement of that policy. The Parking Study Group plans to present full results from the survey and their recommendations to the Board at the June meeting.

*Beth Brock, Chair*



### PLEASE PICK UP AFTER YOUR DOG

Overall, dog owners are doing a good job of cleaning up after their pets on the trails and around the community. But, there are still piles of poop here and there. Please help keep our common area property safe and clean; use your own bags or the PPCSA-provided Mutt Mitts stocked at various dispensers along the trails and deposit in the trash bins. Thanks!

## Park Plazas LOST & FOUND

Did you know there is 'Lost & Found' drawer at the PPCSA office? Turns out, not many of us did.

If you have lost an item, please call 505-471-8809 during office hours. If you get voicemail, please leave a detailed description of your lost item and your call will be returned by PPCSA office staff. Should you find an item that you wish to add to the Lost & Found, please drop it by the office during regular office hours (M-W-F 9-12; T-Th 9-11).

A Lost and Found text box is also being added to the Park Plazas homepage [www.parkplazas.org](http://www.parkplazas.org) with instructions on how to contact the office about a lost item.

## COMMUNITY GARDEN Notice

Recently, an old aluminum window was left at the Community Garden gate with a "FREE" sign posted on it. The Community Garden gate is not to be used as a 'free space' drop spot. There is no such a place in Park Plazas common areas.

If you have items to sell or giveaway, please look online for the various websites which are designed for this purpose. Thanks!



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## June Board Meeting

Wednesday, June 23  
6:30 PM  
via Webex

(Community input at the beginning of the meeting)

Details posted online  
[www.parkplazas.org](http://www.parkplazas.org)