

PARK PLAZAS

Community Connections

Introducing Diane and Bill Graves

AFTER YEARS IN SAN ANTONIO, A "FOREVER HOME" IN PARK PLAZAS

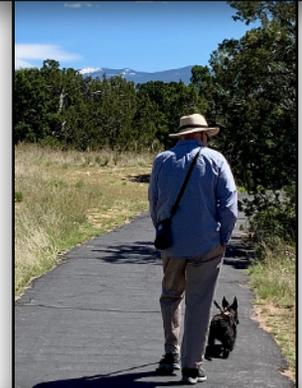
Last summer, Diane and Bill Graves took a raft trip on the Rio Chama, followed by a bonus day exploring Santa Fe. As they were taking off to fly home to Texas, Diane recalls that they looked at each other and said pretty much simultaneously, "We should get a place here." An online search from their San Antonio townhouse turned up 2832 Plaza Amarilla (Chamisa), which they both thought would be perfect.

The morning they looked at the house, Diane laughs that Bill was still in the front hallway when he decided the home was right for him. And they quickly concluded that Park Plazas would meet their key requirement—a place to walk their Scottie dog Bonny safely and easily. "With all the walking paths and the dog park," Diane says with a smile, "we joke that it should be called Bark Plazas."

On November 5, Bonny will celebrate her second birthday. Born in Houston, she was in her mother's womb during Hurricane Harvey. Diane speculates that this is the reason she's not afraid of thunder and lightning or fireworks. Following in the footsteps of dearly departed Toddy and Hopscotch, Bonny is Diane and Bill's third Scottie. She has now made friends with several other neighborhood Scotties. And fortunately, Bill says, Bonny has stopped barking at everything in sight.

It didn't take many minutes for Diane and Bill—both formally retired—to decide they would live in Park Plazas fulltime. In March, Diane was elected to the PPCSA's Board of Directors. Having served on a number of boards (elected and appointed) during her 38-year

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Nina Burton — An Expression of Gratitude

Several months ago, Nina Burton (Girasol) had some health issues that prevented her from walking her little dog Aggie. At Nina's request, Laurie Glaze put out a call for help to our *Community Connections* email list. The response was "resounding," and Nina recently asked us to extend her thanks (and Aggie's) for the assistance that neighbors provided "during the time I was so unexpectedly in need of support." She concluded: "I have been quite content living here, and after receiving so much encouragement and generosity, I feel blessed to be a part of the Park Plazas community." Our newsletter's mission statement centers around creating and nurturing connections among all residents of Park Plazas. We're happy we could connect Nina with folks who could help out—and delighted that Nina and Aggie are now back out on the walking paths.



SPOTLIGHT
on your neighbor

CREATING CONNECTIONS

FALL IS FIESTA TIME!

The 14th annual Park Plazas Fall Fiesta Potluck took place on Saturday, September 7. As tradition dictates, it was a perfect day for a party, and a good time was had by all.



TENNIS, ANYONE?

Newer residents of Park Plazas may not know that our tennis courts were completely renovated in 2015. In addition to two former managers (Hana Hanleigh and Mike Strijek), there was a “blue ribbon” planning team—formed in 2014—in which Charles Stiles (Fresa), Andy Sildegs (Yucca), George Simon (Chili) and Dick Lueck (Estrella) participated. PPCSA director Gary Lutes (Piñon) describes himself as a “supportive Board member.”

Thanks to this multi-year effort, along with a major financial investment, we have two of the most extraordinary and beautiful tennis courts in all of New Mexico. They are even lined for pickleball.

But lately, there haven't been enough players, so Gary asked us for recruiting help. The tennis group seeking players—“male or female (we have both) in the novice/intermediate range (3.0 to 3.5 level)”—gets together Tuesday and Thursday mornings from 10:30 to 12:30. Gary says: “Our games are friendly and non-competitive. Come by and hit a few with us.”



YOU'RE INVITED

Lunch 4 Life

Plan to join us on Wednesday, October 23, for our last Lunch4Life event of 2019. We'll gather at The Montecito from 11 am to 1 pm for a presentation featuring Villages of Santa Fe, which is part of a national organization designed to help people age safely and successfully in their own homes. More luncheon details to follow. For information on the local Villages group, link out to <https://www.villagesofsantafe.org/>.

GARDEN GIVEAWAY!!

It's a bountiful harvest season at the Community Garden. Once again, gardeners will share produce with Park Plazas neighbors. The giveaway will take place at the garden on Saturday mornings, from 9 to 10 am, as long as the extra veggies last.



Helpful TIP

MOLD IN PARK PLAZAS – IT'S FOR REAL!

Recently, a townhouse for sale in Park Plazas went under contract—but the deal fell apart when an inspection turned up substantial mold issues. The seller offered a price reduction, leaving mold remediation to the buyer. Perhaps not surprisingly, the buyer walked away. The house went back on market with an asking price \$20,000 lower than the initial price. Several weeks later, it was still for sale.

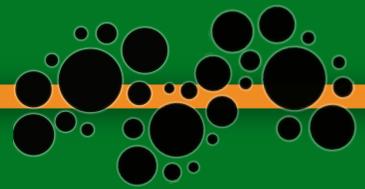
If you think mold isn't an issue in arid New Mexico, it's time to think again. While last summer's devastating storm may have exacerbated mold growth, mold has always been lurking in dark, out-of-the-way nooks and crannies. Mold frequently flourishes where it can't be seen.

For people with breathing problems, including asthma, some varieties of mold can be literally life-threatening. The elderly, especially those with frail immune systems, are at greater risk of pneumonia and other respiratory infections when exposed to moldy conditions.

Molds are fungi that occur in nature. Their role is to cause the decay of dead plant and animal matter. Molds create tiny spores to reproduce, just like some plants generate seeds. These microscopic spores travel through the air—and when they land on a damp spot they can begin to grow, feeding on organic material to survive.

Although mold growth outdoors is a good and necessary process, mold growth indoors can be disastrous. Look around your home and think of all the ways moisture can enter. Townhouses are especially vulnerable, because mold issues can start with a neighbor's roof leak or dampness in the areas between common walls. If you see a discoloration or growth on surfaces in your bathroom or mechanical closet, on your window sills, under your kitchen sink, along your baseboards, or under rugs and carpeting, it is likely to be mold.

As all of this suggests, mold identification can be complex and costly. Remediation may well be expensive and time-consuming. If you suspect serious mold problems in your home, you'll want to consult with experts you trust before going any further. For more information, one starting place is the New Mexico Department of Health's website, <https://nmhealth.org/publication/view/help/280/>.



AUGUST BOARD MEETING HIGHLIGHTS

Board Member(s) Absent: Ken Coldwell, Jean Lamunière

Manager Absent

Number of Residents in Attendance: 5

SEPT.
Board Meeting
Wed., Sept. 25
6:30 pm

Residents are encouraged
to attend.

- **Financial** – Treasurer Arnold Valerio reported that there is a small shortfall in the operating fund, but that the reserve fund is doing very well. He recommended, as challenging but rewarding reading, the 2019 financial reserve study that has been posted to the PPCSA’s website:
http://www.parkplazas.com/editor_upload/File/ReserveStudy_6_2019.pdf.
- **Architectural Control Committee** – Director and ACC member Gary Lutes stated that the ACC had met and is working to update the improvement application. Discussion centered around how much detail should be required and what additional information needed to be gathered.
- **Bylaws Review Committee** – President Richard White stated that he had met with attorney and would soon be receiving recommendation documents.
- **Newsletter** – Director Deirdre Stiles, who is now editing the *Park Plazas News*, reported she is working to ensure that each issue of the newsletter is posted to the website simultaneously with its publication and distribution to mail slots.
- **Manager’s Report** – Manager Stephanie Davis-Namm was not in attendance. Her report was submitted in writing and not made available to resident attendees.
- **Handrail Requirements** – Richard mentioned that the Manager and Board would be obtaining more information from the City before the directors could decide on the need for handrails on some common property stairs, especially the newly rebuilt steps leading to the walking path from the parking area between Cisne and Cordero.
- **Dog Park** – Richard indicated that a lock would be placed on the gate at the dog park on September 9 and that residents who use the park could obtain keys now from the PPCSA office.
- **Executive Session** – Meeting adjourned at 7:20 pm and Board went into Executive Session.

We support the Board as it considers common-area stair handrails – safety first!



**CAUTION, winter is coming.
Will be slippery in icy conditions.**

(Continued from Page 1)



career in higher education, Diane brings a valuable perspective to her new role. At Trinity University in San Antonio, she served a three-year term as faculty senate chair and then headed the campus master plan committee. Diane notes that both were highly political roles that required sensitivity, diplomacy and leadership.

Diane was born in Pittsburgh and grew up in Hudson, Ohio, a small town north of Akron. She earned her bachelor's degree in English at Emory University in Atlanta and then went on to complete her master's degree in Library Science. Ticking the names off on her fingertips, Diane tells me she has had drivers' licenses in 11 different states.



Bill was born and raised in Atlanta—but his most formative experience happened the summer his family spent two months traveling west, staying in national and state parks. At age 10, Bill developed a love for the high mountain desert of the Colorado Plateau. "I knew then that I wanted to live in the Southwest," he explains.

When I ask Bill about his work, he talks briefly about his years in college textbook publishing. But it's quickly apparent that he truly adores blues and jazz. His freelance experience includes editing and writing for a blues music encyclopedia. Best of all, he fondly remembers the Tuesday evening jazz show he did for 10 years as a volunteer at Trinity University's KRTU radio station.



Diane and Bill have a grown daughter, Elena, who is still in San Antonio. They adopted Elena from El Salvador as an infant some 27 years ago. Diane describes her as artistically talented, enjoying life in Texas with friends (including a special young man) and two cats.

Both Bill and Diane emphasize that their first year in Park Plazas has "exceeded expectations." They are enjoying getting to know many of their neighbors, and they especially appreciate the Santa Fe lifestyle in our parklike setting. As Bill puts it, "Now that we're here, I can't imagine living anywhere else."

— Jane Morris

August was HOT and umbrellas popped up for much-needed shade!



SHORT-TERM RENTAL UPDATE

At the request of Sharon Shoemaker (Cordero), we are including verbatim the piece on short-term rentals that has been posted to the PPCSA website. We appreciate Sharon's update and are happy to share her interactions with Mayor Alan Webber, as published on the main page of the official internet site, www.parkplazas.com.

Park Plazas' residents have raised concerns about the impact of short term rentals (STRs) and those concerns are shared by other Santa Fe neighborhoods. Park Plazas resident Sharon Shoemaker reached out to Santa Fe mayor Alan Webber to get information on what is happening at the city level. Mayor Webber indicated that the city is aware of the problem and is taking action.

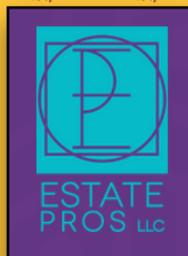
As of July 1, the City has a contract with an outside vendor that does what is called "web-scraping." In this case, the vendor has the technology to look at 50 different websites where people list properties for short-term rentals. The vendor reports which properties in Santa Fe are advertising themselves as available. With that data, the Land Use department's enforcement division can check to see if the properties that are listed as available do or do not have the proper permit. If they lack the permit, the city can then begin an enforcement procedure against them.

The city also is working on a number of changes to the registration and enforcement practices on STRs to demand more information from applicants and to limit the number of permits any single individual can hold for a short-term rental. The city plans to change the violation from a criminal to a civil procedure. This change means the city will be able to move from taking people to court, to issuing a citation—like issuing a traffic ticket—and the penalty (amount of fine currently under review) will be in real time, rather than after a prolonged court experience. The permit level (number of permits allowed in the city) is set at 1,000 and for now, that is not expected to change.

The city recognizes the need to do a better job of educating people about the requirements of our short-term rental permits. That includes informing owners about paying taxes, and also all requirements and regulations that apply to short-term rentals.

If anyone knows of a Santa Fe residence that is being used for a short-term rental illegally, Webber said they should contact the Constituent Services Office and Kristine Mihelcic. Ms. Mihelcic then would take it to the Santa Fe Land Use Department's enforcement operation and check it against the list of permitted residences.

Mayor Webber stated that all of these measures should make a difference in our short-term rental market. The hope is that with increased enforcement, property owners will be more inclined to rent their property on a long-term, rather than a short-term basis thereby reducing the severe housing shortage in Santa Fe.



THANK YOU
to our *Community Connections* sponsors
whose support will enable us to continue
growing and enhancing outreach!

Sharing News/Creating Connections/Building Community

Mission Statement:

To produce a warm, personal, engaging and timely community-focused publication that creates and nurtures connections among all residents of Park Plazas. *Community Connections* is about people — highlighting what makes our neighbors interesting, makes them real, and makes others want to learn more about them.

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