

PARK PLAZAS NEWS

HAPPY NEW YEAR!

From the President

Around the Neighborhood---

HAPPY NEW YEAR! As we welcome 2025, let's look back at a very busy 2024!

We welcomed four new members to the Board of Directors - Gene Harrell, Steve Harvath, Connie Crow, and Susan Swoboda. In late spring the board began developing a strategic plan that includes defining our vision for the future and setting goals for the multi-year plan. Once approved, the plan will be presented to the membership.

Protecting, preserving and enhancing the landscape is the number one priority for the Board of Directors. In early spring, work continued on upgrading the irrigation system throughout Park Plazas, a multi-year project intended to better maximize water efficiency and bring water to identified areas. In 2024 work areas included Narciso, Clavel, Chamisa, Manzana and Fresa cul-de-sacs. Throughout the year, the Landscape Committee and board reviewed models that could provide adequate management/oversight and "boots on the ground". The Association contracted with two landscape management companies for small pilot projects, and we continued to work with our contractors on tree trimming and removal and spraying.

The spring architectural control inspections focused on deferred maintenance - replacement of canales, multiple stucco colors, worn stucco, rotten wood, etc. and a newly developed inspection report included photos of these maintenance needs. Of the 442 properties inspected, 160 lot owners were notified in July

that one or more aspects of their property needed maintenance and would be reinspected for compliance in October. The fall reinspection reported issues at 61 lots had been resolved. At 65 lots, some or all of the issues remained unresolved but were minor in nature. At 34 lots, some or all of the issues presented remained unresolved and were major. Going forward, the ACC will notify the 34 lot owners that if major issues remain as of May 16, 2025, action authorized under the governance documents will commence and legal action will be taken, at the owner's expense. Of the remaining 65 lots with unresolved minor issues, owners will be encouraged to take steps to come into compliance and will be notified that the Association reserves the right to engage legal counsel to have work completed at the owner's expense.

Other accomplishments include:

- Financial/organizational orientation for board members.
- Hiring a new CPA audit firm and completion of the 2022 and 2023 financial audits.
- Contracting, on an hourly basis, a bookkeeper who provides approximately 20-25 hours per month of transactional and operational support and ensuring that records are accurate and up to date.
- Installation of new water meters in individual homes.
- Asphalt maintenance work on Girasol, Narciso, Orquidea, and Tortuga cul-de-sacs. Restoration of erosion control elements like check dams and repair work to the rustic path as well as

several other minor asphalt surface repairs.

- Appointment/approval of board committees and their members - <https://www.parkplazas.org/committee-members>
- Annual sewer line hydro jetting is the major focus of our sewer line maintenance program where high-pressure water is sent through the various lines to blow out root intrusions.
- Installation of a new tennis court shade structure after the original structure was destroyed by a May micro-burst.
- Approval of a parking policy that gives the Association the tools necessary to mitigate non-compliance, nuisances, inconveniences, and issues of public safety.
- Approval of an updated personnel policy manual and beginning work to update job descriptions.
- Presentation from our Daniels Insurance representative, who, after a walk through of the property, assessed that the Association is carrying adequate coverage.
- Replacement of signage at the entrances to the public streets.
- Approval of 2025 budget.
- Assessment of trail and cul-de-sac lighting. Repair and maintenance work will occur early in 2025.
- Appointment of Irene Epp as Chair of Nominating Committee for 2025 election.
- Sales of 38 homes throughout Park Plazas; 1 pending.

Park Plazas will celebrate its 50th anniversary in 2025, a milestone that celebrates one of the first master planned developments in New Mexico. We owe a huge thank you to our board of directors, our staff, committee members, and all of those residents/homeowners who work to ensure that Park Plazas continues to be a very sought after community now located in central Santa Fe.

THANK YOU and HAPPY NEW YEAR!

Laurie Glaze, President
Park Plazas Community Services Association
president@parkplazas.org

Board Notes

The board met on November 20, 2024. Items from the meeting included:

- Manager's report. The Board agreed to purchase a sample locking mailbox for board members to review; will continue discussion regarding approval of individual locking mailboxes at owner's expense.
- Reports from various committees;
- Updates on previous business;
- Announcement of Park Plazas 50th anniversary dinner, April 5, 2025;
- Appointment of Irene Epp as Chair of Nominating Committee for 2025 election;
- Approval of 2025 budget;
- 2025 annual meeting date – March 19, 2025 at Santa Fe Country Club, 6:30 pm
- Closed session;
- Next monthly board meeting will be held on Wednesday, January 22, 2025 at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Items of Interest

Private Property Signs

- Sign locations have been sighted at both ends of Plaza Blanca, Plaza Azul, Plaza Rojo and Plaza Verde. Installation has been delayed due the holidays. Weather permitting, we expect the signs to be installed in January.

Landscape Pilot Project

- Tierra Bonita completed an extensive fall cleanup in Tulipan that spanned two days. This was a planned project to help us better assess their work habits and the tools and resources they bring to this type of project. By all accounts, it was a great success.

Cul-de-sac and Pathway Lights:

- A night-time inspection of the lights for phases I to IV was completed. Most all light poles have a number which helps us and the electrician know which lights are out. The 500 series of lights, which serves the central and east areas north of Plaza Blanca, are mostly out. We've sent the information and asked that they schedule this repair as soon as possible. There's one solar light in the 500 series that is out and it's one that we can replace on our own. We will inspect Phase V in due course.

Gophers

- Other than the heavy snow the first week of November, the winter season has been pretty mild. Consequently, gopher activity is probably at an all time high. Please contact the office and let us know where you see activity. Please [click here to email](#) the office with location information.

Vines

- Some properties in our community have exterior walls that are adorned with vines of one variety or another. Allowing the vines to grow on the wall has a strong aesthetic appeal in that the growth can transform plain walls into lush and green areas. We learned recently from one owner that vines growing on the majority of one side of their exterior stucco wall served as a significant habitat for mice and probably rats, too. Somehow the rodents found an opening and setup camp inside the walls. Once discovered the vines were immediately removed and steps were taken to eradicate the rodents. If you have vines growing on your walls, it may be time to inspect the areas and reassess the pros and cons of having a vine covered wall.

Richard White

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Office: (505) 471-8809 Cell: (505) 396-0028



Lost and Found at the Manager's Office

Occasionally through out the year, someone loses something and someone else finds it and turns it in at the office. The attached photo shows 4 sets of keys, 6 pairs of glasses and a lone glove. Contact the office 505-471-8809 if something looks familiar.

The Back Page

New Year Resolutions

We've all made new year resolutions with the best intentions for losing weight, getting in better shape, eating healthier, learning a new skill or hobby, reading more, spending less time on social media, saving more money, reducing debt, and on and on.

Research shows that between 55-60% of

people stick to their resolutions for at least one month. The Journal of Clinical Psychology found that approximately 77% of people stuck to their resolutions for one week. This figure improved to 55% at the one-month mark.

The phenomenon of so many people giving up on their resolutions is often known as *Quitter's Day* and it typically falls on the second Friday of January. This year, it's January 10th. (This date is not included in our January Dates!)

Key factors influencing success include setting specific and realistic goals that are measurable, having a plan, and staying motivated (i.e., remembering that you're tired of being sick and tired of FILL IN THE BLANK). That old saying, "If you do what you've always done, you'll get what you've always gotten.", is true." Changing one's behavior is not easy, but once a decision is made and a routine is established, all that's left is consistency and walking the talk.

Get started today!

Martin Luther King, Jr. Day

The Manager's Office will be closed on Monday, January 20, 2025

January Dates

- Jan 1st-World Day of Peace
- Jan 3rd-Women Rock! Day
- Jan 13th-National Clean Your Desk Day
- Jan 16th-National Quinoa Day
- Jan 22nd-Celebration of Life Day
- Jan 27th-Holocaust Memorial Day

Next Board Meeting

Wednesday, January 22nd
6:30 P.M.

~ Manager's Office ~
Community input invited
at the beginning and end of the meeting.

The Board packet is available for download
on the Monday before the meeting.

www.parkplazas.org

Office Hours for the Manager's Office

Open Monday, Wednesday and Friday
from 8:30 a.m. to 1:00 p.m.
or by appointment. 505-471-8809

PARK PLAZAS COMMUNITY SERVICES ASSOCIATION

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BOARD of DIRECTORS

Laurie Glaze, President
Steve Harvath, VP
J.D. Bullington, Secretary
Connie Crow
Irene Epp
Gene Harrell
Bob Jacob
Susan Swoboda

Richard White, Community Manager
Cathy Kosak, Office Manager