

PARK PLAZAS NEWS

www.ParkPlazas.org

February, 2025

From the President

Around the Neighborhood---

Don't you love winter in Santa Fe! Such a beautiful time of the year when there is snow on the ground and the sun is shining.

On March 19, the Association will hold its annual meeting and homeowners will vote to fill three positions on the board of directors. The Park Plazas volunteer board is the backbone of the community as it is responsible for all operations of the Association. The board's responsibilities are defined in the governance documents that can be found on the Park Plazas website -

<https://www.parkplazas.org/governance>. I have served on the board for two years and as president for the past year and can truthfully say that I have enjoyed the experience. I have met many wonderful neighbors and have learned so much about our community!

The eight board members serve three-year terms, and we are an active functioning board. For the past year, we have been working to develop a multi-year strategic plan that defines the long-term goals of the Association, and the actions needed to achieve them. The plan will guide the board in decision making and resource allocation in a multitude of areas throughout the community. In the next few months, we will be presenting the plan for board approval and then asking residents to lend their expertise and interest through the various work committees. Park Plazas remains a highly desirable community, and we are each responsible for the continued quality of life that we share.

Irene Epp is serving as Chair of the Nominating Committee – thank you Irene and members of the committee. If you are interested in learning about the board and the board application process, please contact Irene at irene.epp@gmail.com.

DO YOU NEED A PARKING VARIANCE: We have begun notifying residents of potential parking violations and asking them to come into compliance with the parking policy. You can find the policy and the application for a variance at <https://www.parkplazas.org/parking>.

WOMEN'S BOOK CLUB: As we look for new ventures in 2025, Claudia Collingnon-Harvath, a Park Plazas resident (Plaza Rojo), is interested in starting a women's book club. The first get together is scheduled for Monday, March 3, 1:00 – 3:00 pm. If you are interested, please contact Claudia at c.collingnon.harvath@gmail.com.

ANNUAL MEETING: Please mark your calendar for the March 19 annual meeting which will be held at 6:30 pm at the Santa Fe Country Club, 4360 Country Club Road. Join us as we elect new board members and update residents on the work of the Association.

PARK PLAZAS CELEBRATES 50 YEARS: 2025 will be the 50th anniversary of the beginning of the development of Park Plazas as one of the first planned unit developments in the country. In celebration of this milestone, the Association will host an anniversary celebration on Saturday, April 5, 2025 at the Santa Fe Country Club. Mark your calendar and plan to join your friends and neighbors. More information will be forthcoming.

THANK YOU and hope to see you soon!

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

Board Notes

The board met on January 22, 2025. Items from the meeting included:

- Presentation regarding storage of Association documents older than five years at the NM State Records Center and Archives;
- Reports from various committees;
- Approved month-to-month contract for Association bookkeeper;
- Accepted board resignation of Tom Carr;
- Approved motion for residents to purchase, at their own expense, locking mailboxes (board approved model), to be installed by the association;
- Next monthly board meeting will be held on Wednesday, February 26, 2025 at 6:30 pm at PPCSA office, Rodeo Plaza Shopping Center. All residents are welcome to attend.

From the Manager

Items of Interest

Update: Cul-de-sac and Pathway Lights:

Our electrician was on site and fixed most of the lights in the 500 series. There are approximately 3 lights within that series that have not been restored due to underground wiring issues that will be addressed as soon as possible.

Gophers

The Gopher Trapper was out two weeks ago. Over several days, Judy and her helper set 44 traps at various locations and caught 17 gophers. They're more active this time of year than usual and we plan to bring her back as reports come in. Please continue to [email the office](#) with location information on active gophers.

Trees

From the November snow storm our crew has trimmed away broken branches from 35+ trees. Through that we also learned of two monument trees that suffered major breaks that, under similar weather conditions in the future, could split and damage adjacent residential properties. Steps have been taken to avert that outcome.

Leaks

There was a significant water leak at 2841 Plaza Amarilla in Narciso cul-de-sac. Drainworks came out and repaired the line that broke at its junction with another line. The repair was nearly 7 feet deep. Water was shutoff to the cul-de-sac for about 7 hours. We've not received the bill. There was also an underground water leak in Molino cul-de-sac that was also repaired. This leak was at a depth similar to the one in Narciso and, according to Drainworks was more difficult to find.

Richard White

CommunityManager@ParkPlazas.org

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Landlords and their Tenant's Contact Info

A quick call out to landlords – please make sure the Association has the contact information for your tenants. Several times a year the Association has to shut the water off to a cul-de-sac. In each of the two recent occasions when water was shut off, tenants in both cul-de-sacs were caught unaware and unprepared. When other important news needs to be shared, having tenant contact information will help them be informed.

In this same vein, having emergency contact information for lot owners proved quite helpful to an owner this past year who was recovering from surgery at an in-patient physical therapy facility and was unaware that the hot water heater developed a serious leak in his absence. Having that information allowed the Association to contact the emergency contact person, gain access to the house (without having to break a door or window) and shut off water that had been running for several days.

The owner and tenant profile form also includes sections for both emergency and property manager contact info. The form is editable and when saved, can be emailed to the office.



How to adjust the Maximum Limit that AutoPay will Process...

We've heard from owners that their autopay setup is not always paying the full amount due. The reason for this is that limit set to be the maximum payment amount to process each month is too low. This can be fixed by logging in to the [Online Portal](#), clicking on *Payment* and editing your auto pay configuration. Feel free to call the office if you have any questions or would like help. 505-471-8809

Recent Water Leaks

January saw two underground cul-de-sac water leaks – the first in Narciso and the second in Molino. Both leaks were the result of a break where the main line from the Association's side of the City's meter and the lateral pipeline that leads to the property connect. These kinds of breaks generally result from ground heaving with the seasons and can take years to happen. Because the pipes are as deep as they are, seeing the water on the surface takes time, too.

When the leak is between the City meter and the property, there is no easy way to know where the leak is until it presents itself in the form of a stream running along the asphalt or a puddle in the dirt somewhere. The leak on Narciso was located and fixed on the same day the plumber was notified. The one on Molino took longer because where the leak first presented was not where it originated and after digging down to dry dirt at 7', the plumbers interpreted the water on the surface as a false-positive indication. As the flow persisted, they were called back and dug further up the slope and found the break and were able to repair the leak.

What helped bring both leaks to our attention quickly is that

residents in each cul-de-sac noticed the presence of unexpected water and called the office. Like our landscape crew, we're out on the property on a regular basis but are usually focused on a particular task. If you see water that is somewhere you don't expect it to be, call the office and check-in with us. The sooner we know about the leak, the sooner we can get it fixed.



Picking Up After Your Pet

Picking up your pet's waste isn't just about keeping public spaces clean—it's essential for the health of pets, people, and the environment.

Pet waste contains harmful bacteria and parasites, such as E. coli, Giardia, and roundworms, which can contaminate soil and

water sources. When left behind, rain washes feces to where ever the water drains. This can pose health risks to wildlife and humans who come into contact with contaminated water.

For pets, stepping in or sniffing old waste increases the risk of infection, leading to digestive issues or skin problems. In communities, uncollected pet waste can attract pests like flies and rodents, spreading disease. Additionally, it creates unpleasant odors and unsanitary conditions in parks and neighborhoods.

By cleaning up after your pet, you help maintain a healthier environment, reduce disease transmission, and contribute to a more pleasant community for everyone—two-legged and four-legged alike!

This reminder is inspired by the number of dog walkers who've called the Office asking for a piece in the newsletter reminding other dog walkers to pick up their dogs waste. There are mutt mitt stations and trash cans around the property filled with 2 ply bags that make the task super easy. Thank you!

President's Day

The Manager's Office will be closed on Monday, February 17, 2025

NO CHANGE FOR TRASH AND RECYCLING PICKUP

February Dates

- Feb 1st - Change Your Password Day
- Feb 4th - National Homemade Soup Day
- Feb 7th - National Fettuccine Alfredo Day
- Feb 14th - Valentine's Day
- Feb 22nd - Be Humble Day
- Feb 27th - National Chili Day

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

Calls and emails will be returned within 48 hours

Next Board Meeting

Wednesday, February 26th
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.

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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