

PARK PLAZAS NEWS

www.ParkPlazas.org

March, 2025

From the President

Around the Neighborhood---

Spring is upon us - a time that brings renewed energy and excitement!

As we all gear up for “spring cleaning”, Park Plazas is preparing for its annual spring home inspections. Under the governance documents, the Association has the power to “cause the exterior of the dwellings to be maintained”. This is accomplished through inspections by staff and volunteers that focus on maintenance and compliance issues. These annual inspections and follow-ups are the reason that Park Plazas remains such a desirable place to call home and we are very appreciative to owners who spend the time and resources to maintain their homes and property.

In 2024, a new assessment and reporting system was established to create a baseline for every property in Park Plazas. The system used assessment criteria and included photographing individual property issues that needed attention. Additionally, a database program was developed that made it possible to significantly improve the reporting process and archive digital copies of reports in owners’ AppFolio account records.

In 2024, Richard and Tom Carr completed the spring inspections of all 442 homes (front and back) and prepared reports for 160 properties. The fall reinspection completed in October showed that issues for 61 lots had been resolved. That reinspection also showed unresolved minor and major issues for 65 and 34 lots, respectively. Inspections focused on deferred maintenance issues - peeling paint on trim elements including window and door frames, unsteady gates and fences, canals with faded paint and/or dry rot, etc. – and this year the board recommended continuing with this emphasis.

For our 2025 inspections, we would like to create two teams, each comprised of two people, to complete the spring inspections. Richard will conduct a short orientation with team members to ensure that everyone is using the same inspection criteria.

If you are interested in learning more about participating, please contact Richard at CommunityManager@parkplazas.org. THANK YOU for your consideration.

ANNUAL MEETING: On March 19, the Association will hold its annual meeting and homeowners will vote to fill three positions on the board of directors. Staff will mail out meeting information and election packets within the next few days. This year the meeting will include a short presentation regarding the current budget and Association priorities. Come join us, meet your neighbors, and learn more about your community!

LOCKING MAILBOXES: We have received a good response to the installation of locking mailboxes. These are not mandatory but if homeowners would like to replace their current boxes, they can complete an application at the PPCSA office and purchase an approved model. For no fee the Association will install them. A huge THANK YOU to Dick Lueck, a long time Park Plazas homeowner, who has volunteered his time and expertise to install the mailboxes.

DO YOU NEED A PARKING VARIANCE: THANK YOU to the residents/owners who have responded to parking violations and taken steps to bring their vehicles into compliance! You can find the policy and the application for a variance at <https://www.parkplazas.org/parking>.

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From the President...

PARK PLAZAS CELEBRATES 50 YEARS: 2025 will be the 50th anniversary of the beginning development in Park Plazas. In celebration of this milestone, the Association will host an anniversary celebration on Saturday, April 5, 2025 at the Santa Fe Country Club. Invitations will be emailed to owners in the next couple of weeks and we look forward to seeing you.

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 February 26, 2025. Items from the meeting include:

- Information on fencing alternatives from Bob Kreger;
- Reports from various committees;
- Approved updated job description for Community Manager;
- Rescinded motion to transfer Association documents to State Records Center & Archives;
- Approved motion to accept ten-month landscape contract with Tierra Bonita Landscape Management.
- Annual meeting will be held on Wednesday, March 19, 2025 at 6:30 pm at Santa Fe Country Club. All residents are welcome to attend.

From the Manager

Items of Interest

Trees - Blea's Tree Service did some additional trimming on the Arizona Cypress trees adjacent to a residence on Tulipan cul-de-sac. Three dying cedar trees on Nieve will be removed in the coming few weeks. These trees present a fire risk.

Leaks - The two leaks reported last month were fixed as reported. The leak on Narciso cost \$8,453 to repair and the leak on Molino cost \$6,706. There was an additional leak on Ristra cul-de-sac last week that was overseen by the Manager's Office that ultimately proved to be the owner's financial responsibility.

Signage - Private Property – No Trespassing Signs should be finished in the next few weeks. Our contractor has installed the frames at 4 of the 5 locations and will be back to finish the project.

Mailboxes - To date, 11 mailboxes have been ordered and approximately 6 remain in the queue for installation. We're very appreciative of longtime owner, Dick Lueck, for volunteering to install the mailboxes.

Parking - Parking notices have been delivered in Lirio, La Luz and Tulipan cul-de-sacs. Residents from Nube and Paloma have made parking complaints that will be followed up on in the coming days.

Richard White
CommunityManager@ParkPlazas.org
Office: (505) 471-8809 Cell: (505) 396-0028

Update on Locking Mailboxes

At this point, 16 lot owners have opted to replace their existing mailboxes with the approved locking mailbox. If you decide to opt in, please contact the Manager's Office at 505-471-8809 or send an email to officemanager@parkplazas.org to get the application. In addition to detailed item information for ordering the approved mailbox, there are some terms and conditions for substituting the Association owned mailboxes that are explained on the application and that require the lot owner's signature.



Many thanks to Dick Lueck, a long time Park Plazas resident, for volunteering to install the mailboxes.

As Murphy's law would have it, the holes on the mailboxes don't align with the holes on the support bars and the



installation has become more involved. Dick has figured out the best way to manage that difference to get the job done according to his high standards for workmanship. By the way, Dick is moving the mailbox name tags from the door of the existing mailboxes to the locking mailboxes. Dick, your efforts are very much appreciated! Thank you!

Community Garden

A planning meeting for the 2025 community garden meeting will be held Thursday, March 6th at 2:00p.m. at the Manager's Office at 2801 Rodeo Road, Ste E-1.

Whether you're a new community member, or a seasoned veteran, please mark your calendar and plan to attend to learn more about available plots and the 2025 growing season. Wayne Darnell will be on hand to lead the meeting and answer any questions.



Private Property & No Soliciting Street Signs

Street signs with recommended verbiage letting the public know that the Association's walking paths and common areas are private property and that soliciting is not allowed were installed this past week.

This time, the signs are two-sided and are made using the same reflective material as our cul-de-sac signs so they're more visible at night.

The signs are placed at each end of Plaza Blanca and one each at the entrances to Plaza Azul, Rojo and Verde.



From the 1997 Welcome pamphlet:

"Snow removal is provided by the landscaping contractor only after six inches of snow have accumulated".

March 20, 2025
First Day of Spring



Some thoughts on change...

Change is a double-edged sword, offering both opportunities and challenges. For opportunities it fosters growth, opens new doors, and helps us adapt to evolving circumstances. It can break stagnation, inspire innovation, and lead to personal and professional success. As to its challenges, change brings about uncertainty, disruption of comfort and routine and, for some, a fear of the unknown. It can be stressful, requiring time and effort to adjust. Sometimes, unintended consequences arise, making adaptation difficult. While change can be daunting, it often leads to progress. Embracing it with an open mind allows for transformation, while resistance can make the process overwhelming. As we know, change is both necessary and inevitable.

March Dates

- Mar 1st - International Women of Color Day
- Mar 5th - Stop Bad Service Day
- Mar 10th - National Pack Your Lunch Day
- Mar 15th - National Corn Dog Day
- Mar 20th - International Day of Happiness
- Mar 29th - National Vietnam War Veterans 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

2025 ANNUAL MEMBERSHIP MEETING

6:30 p.m., March 19, 2025

Election of new board members and more!

Santa Fe Country Club
3950 Country Club Road

Next Board Meeting

Wednesday, April 23rd
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