

Peppertree/Royal Oak Residents' Association
P.O. Box 20822
Albuquerque NM 87154

New website (see inside): <http://www.prora.us>

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PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION



Support your Association and their diligent efforts in enforcing the Protective Covenants, and obtaining city funds and projects to improve our community. Currently the Board and Architectural Control Committee (ACC) are working hard to protect our neighborhood from a proposed assisted living facility that would have ten unrelated people living in one house. Membership dues are only \$25.00 per year, a little over two dollars a month. Dues notices are sent out in January, although you can pay dues any time by sending your check to PRORA, P. O. Box 20822, Albuquerque, NM 87164. Please participate in your association and help us to continue to improve and maintain our wonderful neighborhood.

We have a vacancy on our board and would welcome a volunteer. This vacancy is for District 9, which consists of Balsa and Mimosa Courts and Peppertree Place (West of Papaya, South of Tamarac).

The PRORA board meets on the second Monday of every even-numbered month. The meetings are open to any resident. Meetings move from place to place, so if you wish to attend, call any board member to find the location of the next meeting.

Check Out The PRORA Web Site

If you haven't already, take a look at <http://www.prora.us>. This nicely organized web site has been designed by webmaster Keith Almquist. Kudos to Keith for an excellent job. On the web site you will find such things as the current PRORA roster, past issues of the PRORA Newsletter, copies of the neighborhood covenants, and many other useful items. If you have corrections or suggestions for additions to the web site, contact Keith. His email is keithalm@comcast.net.

Help Prevent Neighborhood Crime

One of the most important crime prevention devices is your outside lights. They should be left on all night if at all possible. You can save a lot of electricity by replacing outside lights with compact fluorescents, which use approximately one quarter of the electricity of incandescents. Another option is to install motion sensor lights, which come on automatically when they detect motion.

Progress on Georgia O'Keeffe School

I recently inquired of APS facilities planner Karen Alarid what was going on at Georgia O'Keeffe School, since the site was cleared last fall and has sat vacant all winter. Here is the latest scoop, thanks to Karen:

"APS is taking bids on Georgia O'Keeffe on March 17. The District will then need 6 weeks or so to review the bids, allow for bid protests, and schedule the bid approval on the School Board calendar. If things go well, we should be able to break ground on the new school in May. The construction of the new school will take a year, so the school will be ready to open for the Fall, 2010 semester.

"Once the new school is completed and given a certificate of occupancy by the City of Albuquerque, we can start the second phase to demolish the temporary campus and remove the portables, and complete the school's site work; this will take about 4 months. Assuming that this phase begins by June of 2010, then the demolition should be completed by October, 2010. At this point in time, the park area will be returned to the City of Albuquerque in order for the City to restore the park. The City has hired a landscape architect for the design of the park restoration."

Late-breaking news from the March 18 Albuquerque Journal: "...an apparent low bid of \$10.5 million opened on Tuesday comes in nearly \$5 million less than the estimate, APS facilities planner Karen Alarid said."

Excerpts from Neighborhood Covenants

In addition to Peppertree, whose covenants I have been quoting the last few issues, The following areas also have covenants: The Terraces, Coachman Estates, and the enclave of Peppertree Place (also called "The Park at Peppertree"). All of these are available for inspection on the PRORA web site; in addition, you should have received a copy when you bought your home.

Section 3.01 of the Park at Peppertree reads: "Each House shall be occupied by no more than one (1) family and no House shall be used as a boarding house or divided into apartments or rooms for rental purposes." Those of us in Peppertree proper wish we had had such a prescription in our covenants, in light of the New Life problem.

Something most of us are probably not aware of: every set of covenants prohibits any signs other than for sale and for rent signs in people's yards. This explicitly includes political signs, of which we saw a plethora in advance of last fall's elections.

Owners are required to maintain their landscaping in a "neat and attractive manner." There are a few neighbors who are unwilling or unable to do so. If you are unable to maintain your landscaping because of health or financial reasons, please contact your PRORA Board representative to see what can be done.



The above, on the other hand, are not a matter of covenants, but a matter of law. Yes, the law requires the homeowner to maintain adjoining sidewalks in a safe condition.

PRORA Membership & Renewal Application (Please join if you haven't already):

Peppertree/Royal Oak Residents' Association dues are payable on a calendar year basis. Please fill out the form below, or a reasonable facsimile, send it with a check for \$25 made out to PRORA, P.O. Box 20822, Albuquerque, NM 87154.

Name(s) _____	Enclosed:
No. Street _____	Dues -- \$25 per year per family: _____
	Additional contribution: _____
	Total: _____
City/State/Zip _____	
Home Phone _____ Work _____	
E-Mail _____	

PRORA

Peppertree/Royal Oak Residents' Association

Board of Directors, Committees & Architectural Control:

DIRECTORS:

As of March 2009

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Kaye Myers	Vice President, Acting President	298-3320	kaye.myers@comcast.net
2	Nichol Brown		857-9696	jnbrown400@comcast.net
3	Cheri Schlagel	Secretary	294-8696	cschlagel@msn.com
4	Teresa Connolly		271-0306	teresacconnolly@mac.com
5	Zane Motteler		275-9714	zcm@comcast.net
6	Bert Dales		332-0647	bddales@aol.com
7	Vit Babuska	Treasurer	323-5138	vitbabuska1@msn.com
8	Alice Mehlberg		291-8381	ajmehlberg@comcast.net
9	VACANT			

COMMITTEES:

COMMITTEE:	CHAIR:	PHONE:	E-MAIL:
Beautification (Chair)	Gena Lou Woywood	275-1277	
Beautification	Keith Almquist	294-5651	kjalmqu@sandia.gov
Beautification	Debbie Reynolds	294-3731	debbie.reynolds@hilti.com
Newsletter Editor	Zane Motteler	275-9714	zcm@comcast.net
Government	Steve Seligman	275-2514	srseligman@sunvalleysystems.com
Membership	Vit Babuska	323-5138	vitbabuska1@msn.com
Security	VACANT		
Dist. 8 Coalition Rep	Gena Lou Woywood	275-1277	

Peppertree Architectural Control Committee (non-PRORA)

NAME:	PHONE:	E-MAIL:
Rod Schlagel (Chair)	294-8696	rlschlagel24@msn.com
Jack Ryan	296-7386	connie@vistaencantada.com
Ron Mansoldo	332-3325	
Steve Seligman	275-2514	srseligman@sunvalleysystems.com
VACANT		

Peppertree Place Architectural Control Committee (non-PRORA)

Joe Maloney	299-4330	
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Coachman Estates Architectural Control Committee (non-PRORA)

VACANT		
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The Terraces Architectural Control Committee (non-PRORA)

VACANT		
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The Terraces Homeowners' Association President (non-PRORA)

Ron Vigil	294-4074	rvigil@phs.org
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311 Citizen Contact Center: The Citizen Contact Center is a centralized call center for the City of Albuquerque that is intended to make life a little easier for Albuquerque citizens. Instead of being passed around from department to department, the Citizen Call Center works to answer citizen questions as quickly as possible with minimal transfers.

City Councilwoman: Contact information on Trudy Jones, city councilor for our district: 768-3106 to reach Elizabeth Shields, Staff Assistant (eshields@cabq.gov); or on the web, go to <http://www.cabq.gov/council/contact.html?district8>