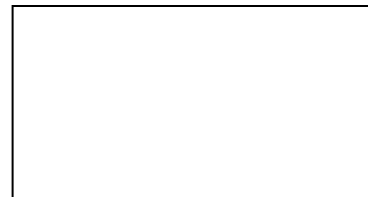


Peppertree/Royal Oak Residents Association
P.O. Box 20822
Albuquerque NM 87154

<http://www.hiquality.com/prora.htm>



PEPPERTREE/ROYAL OAK RESIDENCE ASSOCIATION

Support your Association, their diligent efforts in enforcing the Protective Covenants, and obtaining city funds and projects to improve our community. The 2002 Spain median landscaping and color concrete along the sidewalks on Lowell, Spain, and Academy is just another example of the great things your residence association has been involved with.

PERIMETER CLEAN-UP DAYS March 7 and 8!!

All residents are urged and invited to be a participant in this spring's clean-up days on Friday and Saturday March 7 and 8. Neighbors please meet at 10:00 am on Tamarac between Lowell & Mimosa. Please contact Gena Lou Woywood or Brian Davis for more information.

Remember, the 2nd Saturday of every month is aluminum recycling pickup and Lowell Median Cleanup - 10 AM.

The General Meeting will be held on Monday, April 14, at Genna Lou and Dennis Woywood's, at 12405 Tamarac Drive NE (corner of San Victorio and Tamarac), at 7:30pm.

OUR COVENANTS – Big Buck\$

Developers establish covenants for the properties they build and sell to raise the value (price) of the homes in the development. Some estimate that they could raise the value of our homes as much as \$10,000 each. That's millions for PRORA as a whole. Except for the Royal Oak portion where the covenants have expired, the rest of PRORA is subject to covenants. There are five different sets of covenants in this area and though similar there are some differences.

Covenants go with the property and are long term. You can't ignore them and they aren't going to go away soon. Even if a property is sold the covenants stay with the property. Most of ours were written for thirty years with automatic renewal for ten year periods unless a super-majority of homeowners take action to change them or get rid of them.

The covenants benefit us all. They greatly contribute to eliminating nuisances and provide for a more pleasing neighborhood appearance and environment; and remember they add value to our properties. Drive-by appearance of the home and the neighborhood establishes the first impression for potential buyers and is an important element determining the price someone is willing to pay for your home.

How are covenants enforced? It is the neighbors living in the defined area that enforce the covenants. To help them do so, an Architectural Control Committee (ACC) is established to monitor conditions and to approve/disapprove changes to individual properties. If you plan on making changes that modify the architecture and/or appearance of your property, you most likely require approval of the ACC. The ACC represents your neighbors. For the largest sections of Peppertree, five of your neighbors represent you – Dave Engel, Gary Montry, Jack Ryan, Steve Seligman, and Dennis Woywood. Peppertree Estates, Peppertree Place, and Coachman Estates have their own ACC. Contact information and ACCs for other areas are listed elsewhere in this newsletter.

Without going into all items in the covenants, there are some general guidelines that are the ones most often violated. The first of these is the article that is titled "Architectural Standards." It says "No building, garage, fence, wall, basement, shed, outbuilding, or other structure of any kind, whether permanent or temporary, shall be erected, placed, or altered on any lot until construction plans and specifications, and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to quality of materials, harmony of external design with existing structures, and to the location of the building with respect to topography, setback requirements and finished grade elevations. . . ." (Note: The underlines were added for emphasis by the author.)

Sheds, fences, and wall extensions are often the culprits. Although there have been a number of shed violations, most of those have been corrected through negotiation between the ACC and the homeowner resulting in their modification or removal and post-approval. Fence and wall violations are the most numerous of our outstanding problems. Wood and chain link fences are clearly not consistent with the "quality of materials" and "harmony of external design" required by the covenants. The additions of these fences and wall extensions in almost all cases have not been approved by the ACC. (Wood fences don't make any sense in our area. Although less expensive than stucco block walls initially, they soon deteriorate in our sunny, dry, and windy climate.) The wood fence and chain link fence/gate at 6000 Papaya is clearly in violation. The owner refused to remove the violations, so the next steps for enforcement have started and further actions are now being considered by PRORA. Since that home is up "For Sale," the real estate agents have been notified that the property is in violation of the covenants and a notice of the violation has been filed with the Registrar of Deeds.

Other violations that destroy the "drive-by" appearance of our neighborhood are those for trailers stored in yards. The homeowners themselves can easily correct these violations by moving or screening them. Storage of trailers is not permitted by the covenants.

Although not directly addressed by the covenants, but in their spirit, are those large, black, wheeled trash cans provided by the city. They probably weren't addressed because the trash containers arrived after the covenants were written. However, the covenants do say "Owners of vacant lots and owners of residences will be responsible for keeping their lots clear of all weeds, trash, or other detracting condition." The trash containers sitting out in plain view from the street are a detracting condition. If you can't fit it inside of your garage as many of us do, move it behind a wall or other screen except on trash collection days. They are unsightly and detract from an overall neat appearance of our neighborhood.

The approach being taken by the ACC to covenant violations is to first address the violations in person with the offending party and find an approach for correcting the condition that is satisfactory to both parties. If action is not taken by the offending party to correct the situation, legal action will be taken to force the correction of violations. The best way for enforcing violations is for you to talk to your neighbors directly and ask them to contribute to neighborhood beautification by correcting covenant violations.

If you plan to make changes in your property, please talk to a member of your ACC before you do and request formal approval before implementing the change.

How to Select a Financial Planner - Guest Speaker at April 14, General Meeting

Steve Seligman, a long time active member of PRORA, will speak on the topic: How to Select a Financial Planner.

Steve had an interesting experience several years ago, when he sought the advice of a financial planner, to see if he and his wife Jan could afford to retire from their software business. On the advice of those supposedly "in the know", they chose a "fee-based" financial planner. It was nine months later that they learned the difference between a "fee-based" planner and a "fee-only" planner. (Steve had always thought they were synonymous.) It seemed that the fee-based planner Steve had selected was more interested in selling him annuities, life insurance, and tax shelters; than in doing the type of financial planning Steve and Jan were looking for. A costly experience, but one with a positive outcome.

SPRING CLEANUP MARCH 7 & 8!

I think we have the best looking medians in the city. They do however require maintenance to keep them looking that good. On the second Saturday of every month, regular cleanup is performed. This includes trash removal, weed control, and some minor plant trimming.

Now it is time for the annual winter-spring cleanup and we need your help. On Friday and Saturday March 7 & 8, major trimming and cleanup is scheduled. All of the plants need pruning/trimming to prepare them for spring and summer and the cutting residue needs to be bagged. The plan is to do cleanup on Lowell on Friday and follow-up doing Spain from Lowell to Tramway on Saturday.

Please bring your hand tools: pruners, loppers, shears, rakes, etc. We will provide collection bags. There will be a Master Gardener available to direct plant cutting and answer your questions.

PRORA MEMBERSHIP-IS IT WORTH IT?

We live in one of the nicest neighborhoods in Albuquerque's Northeast. Houses sell very quickly because it is *such* a desirable area.

Membership dues are only a nominal \$16, but out of nearly 400 households, only 1/3 are members. Some neighbors have asked if membership could be mandatory. No, the covenants prevent us from making dues mandatory.

So, what *are* these dues used for? The majority of dues are used for the cost of printing and mailing of our newsletter. Do you like receiving this information? In addition, the recent August 2002 PRORA picnic utilized funds for tents and the Mariachi performance. And sometimes, we need to seek legal counsel for the protection of our nice neighborhood's covenants. Yes, this means you are protected from seeing trash on a property, boats stored in driveways and other eyesores. Remember when you bought your home here? Weren't protective covenants one of the attractive buying points?

There are nine members of the Board of Directors, 13 Committee Chairs and eight Architecture Control Committee positions. All are volunteer positions. These individuals donate hours from their busy schedules. The recent sidewalk beautifications of Spain and Lowell are a direct result of PRORA's efforts. Do you enjoy driving from your home along Spain's and Lowell's xeriscaped medians? Again, PRORA is responsible. Every spring there is a "Clean Up" weekend; excess debris around the neighborhood is removed. A detailed PRORA web site was (voluntarily) created and is available to you for further information.

PRORA Board Meetings are held almost monthly. All neighbors are welcome to attend, members and non-members. We are dedicated to improving the neighborhood and maintaining the PRORA covenants.

So, I ask you, is PRORA membership worth it to you? Do you want to feel an integral part of this fine neighborhood? Then, make a New Year's resolution. Sign up now, pay these small dues, or even get involved in some way in your neighborhood association! It's actually a lot of satisfying fun! For your convenience, an application is on the facing page.

Thanks in advance for your support!

Jean Davis
Vice-President
jndavis5@comcast.net

It's SPRING!! With the warmer weather, many more people are getting some exercise walking and jogging in our Peppertree. It's a lot easier and safer when sidewalks are smooth. Believe it or not, sidewalk maintenance is the homeowner's responsibility. The City does not maintain our sidewalks – we do! City Ordinance 6-5-5-18 *Sidewalks, Drive Pad, and Curb Ramp Repair and Maintenance*, (available online at http://www.amlegal.com/albuquerque_nm/) states:

“(A) All sidewalks, drive pads and curb ramps shall be kept clean from rocks and other obstructions, including ice and snow, and in a state of good repair by the owner, occupants, or agents in charge of the abutting property. Sidewalks, drive pads and curb ramps in good repair shall be free of cracks, floats, obstructions, depressions and/or any and all other defects and shall have a uniform longitudinal and transverse gradient.”

Many sidewalk segments in Peppertree have been pushed up by tree roots and can be hazardous to pedestrians. Please look at your sidewalk and get it fixed! Sidewalk repair doesn't have to be a big expensive task, often \$5 of cement, some water, a bucket, and a trowel is all you need.

While you're out there looking at your sidewalks, look up. Do tree branches hang low? Low hanging branches can be a nuisance and hazard to you and your neighbors. Spring is the perfect time to trim your trees to the appropriate height - 8 ft above the sidewalk, per the same City ordinance:

"(C) All areas directly over sidewalks, drive pads and curb ramps, to a height of eight feet shall be maintained free of vegetative or other obstruction by the owners, occupants or agents in charge of the adjoining property."

Please take care of your sidewalks like you take care of your yard and home. It will make Peppertree a nicer place to live and stroll.

PRORA Membership & Renewal Application:

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 made out to PRORA, P.O. Box 20822, Albuquerque, NM 87154.

Name(s) _____

No. Street _____

City/State/Zip _____

Home Phone _____ **Work** _____

E-Mail _____

Enclosed:

Dues -- \$16 per year per family: _____

Additional contribution: _____

Total: _____

PRORA

Peppertree/Royal Oak Residents Association

web site: <http://www.hiquality.com/prora.htm>

Board of Directors, Committees & Architectural Control:

DIRECTORS:

As of February 10, 2002

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Placido Garcia	Treasurer	294-8927	garcia_mu@aps.edu
2	Linda McClanahan		298-6514	danandlinda@msn.com
3	Cheri Schlagel		294-8696	cmschlagel@aol.com
4	Jean Davis	Vice President	294-0959	jndavis5@comcast.net
5	Aldred Stevens		293-5704	stevensalloy@aol.com
6	Brian Davis	President	323-8698	davisbw@aol.com
7	Vit Babuska		323-5138	Vit.Babuska@veridian.com
8	VACANT			
9	Cindy Smith	Secretary	323-7758	cindynucmed@yahoo.com

COMMITTEES:

COMMITTEE:	CHAIR:	PHONE:	E-MAIL:
Beautification (Chair)	Gena Lou Woywood	275-1277	lulu@hiquality.com
Beautification	Keith Almquist	294-5651	kjalmqu@sandia.gov
Beautification	Ron Akau	293-7085	rlakau@sandia.gov
Newsletter Editor	Zane Motteler	275-9714	zcm@comcast.net
Government	Steve Seligman	275-2514	srseligman@sunvalleysystems.com
History	VACANT		
Holiday (Chair)	Michelle Phillips	323-5320	toddmiche@yahoo.com
Holiday	Susan Weeks	294-4704	weekswright@worldnet.att.net
Membership	Linda McClanahan	298-6514	danandlinda@msn.com
Security	Bruce Ferguson	332-2533	bruceruth1@juno.com
Coalition Reps	Michelle & Gena Lou	See above	See above
Realtor Notification	Norma Porterfield	271-2906	Normapfield@msn.com
Webmaster	Dennis Woywood	275-1277	dennis@hiquality.com

Peppertree Architectural Control Committee (non-PRORA)

NAME:	PHONE:	E-MAIL:
J. Dave Engle	296-1648	jayde1@juno.com
Gary Montry	298-1775	montry@spssoft.com
Jack Ryan	296-7386	cryan1@flash.net
Dennis Woywood	275-1277	dennis@hiquality.com
Steve Seligman	275-2514	srseligman@sunvalleysystems.com

Peppertree Place Architectural Control Committee (non-PRORA)

Cindy Smith	323-7758	cindynucmed@yahoo.com
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Coachman Estates Architectural Control Committee (non-PRORA)

Bill Petrik	293-7573	wpetrik@aol.com
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The Terraces Architectural Control Committee (non-PRORA)

VACANT		
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City Councilman: Greg Payne[768-3100], Assistant: Kelli Austin [768-3105].
Neighborhood Coordination Office: Herb Howell & Don Newton [924-3905]