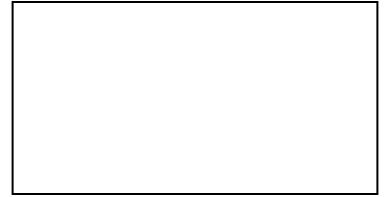


Peppertree/Royal Oak Residents Association
P.O. Box 20822
Albuquerque NM 87154



<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. Membership dues are only \$16.00 per year, a little over a dollar a month. A membership application is inside the newsletter. Please participate in your association and help us to continue to improve and maintain our wonderful neighborhood.

We have lost our president and vice president as Brian Davis has moved to Colorado and Jean Davis has had to resign for personal reasons. These two people also represented districts 4 and 6, and since district 8 was already vacant, we now have three vacancies to fill on the Board.

District 4 is the area bounded by Mahogany, Tamarac, and San Victorio and includes the four homes on the east side of Tamarac between Teakwood and San Victorio. District 6 is The Terraces neighborhood. District 8 is the three blocks bounded by Lowell, Mahogany, Tamarac, and San Victorio.

If you live in one of these three districts, please consider volunteering to serve as your district's representative on the Board. The duties are not heavy (one meeting per month) and the company is congenial. We can use your help!

COVENENT VIOLATIONS UPDATE:

In a previous newsletter, we spoke of a homeowner's wooden fence that was in direct violation of the PRORA covenants. The house has been sold and the new owner intends to remove the fence, raise the wall and stucco it and put iron gates like the rest of the neighborhood. He also mentioned that he is going to fix the sidewalk and will be taking out the overgrown sycamores.

The board members are very pleased to see the numerous recent sidewalk repairs! These repairs make for safer walking and jogging for us all.

PROPOSED LEGAL FUND DRIVE

Recently, a Board action on a simple covenant violation resulted in substantial controversy and legal expenses. Unfortunately, we were not able to prevail. We do feel that a reserve legal fund would be prudent. Soon PRORA members will be going door to door to ask for donations for a PRORA LEGAL FUND.

Our neighborhood worked very hard to establish a set of covenants. We do not want to lose the ability to enforce these covenants when there is gross violation. These covenants help maintain our neighborhood and have contributed to our excellent reputation and high resale value. Rapid resale often occurs at full home market values! Let's not lose this! Thanks in advance for your support!

RESIGNATION

I regret that for unexpected personal reasons, I must withdraw from my position on the PRORA Board. I realize that this is somewhat abrupt and that there is never a convenient time, but I must just thank you for your understanding.

I have enjoyed serving as Vice-President on the PRORA Board over the past 2 years and look forward to involvement in the future.

Sincerely,

Jean Davis
jndavis5@comcast.net
294-0959

I second what Jean has to say about enforcing the covenants. We are not a wealthy association—dues are only \$16.00 per year, and only a small minority of households pay the dues. Because of this we are at the mercy of people who egregiously violate our neighborhood covenants. We have no enforcement power over violators except to sue them in civil court, a process which can be expensive, especially if the violator has deep pockets. So, even if you don't wish to contribute to our legal fund, please consider paying your membership dues. Just use the form on the next page.

Thanks,

Zane Motteler (Newsletter Editor)
zcm@comcast.net, 275-9714

Your Garage is Tempting to Thieves!

A number of recent burglaries have occurred in our neighborhood, and the entry was in each case through the garage. In one case valuable items were stolen from a garage in broad daylight while a resident was inside the house while unloading groceries from the car with the garage door up. In another, the perpetrators climbed a wall at night and entered the garage through an unlocked door, and stole guns, tools, and a car which was left with the keys in it. Here is how you can avoid having this happen to you:

- Always keep your overhead garage door all the way down when you are not present. Even a small opening at the bottom may allow a thief to enter.
- If you have an external door between garage and yard, keep it locked at all times, but especially at night. Also lock the door between garage and house at night.
- Do not leave keys in your car in the garage, even with doors locked.
- Sometimes people forget and leave their overhead garage door up. If you see an open garage, be a good neighbor and notify the resident.

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. and 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	VACANT			
5	Aldred Stevens		293-5704	stevensallos@aol.com
6	VACANT			
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]