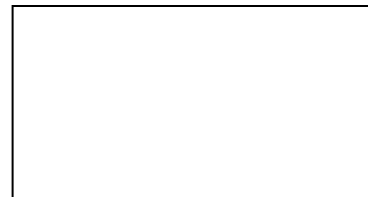


Peppertree/Royal Oak Residents Association  
P.O. Box 20822  
Albuquerque NM 87154

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



## PEPPERTREE/ROYAL OAK RESIDENCE ASSOCIATION

Support your Association and 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.

Special thanks are due to Steve Seligman, who worked on PRORA's behalf with former city councillor Greg Payne, to landscape the medians on Lowell and Spain, and to finish the parking strips on Spain and Lowell with colored concrete.

We have lost our president and are about to lose our vice president, Al Stevens, who has been acting president. Although we now have representatives for Districts 4 and 8, we now need representatives for District 1 (Royal Oak) and 6 (the Terraces). Please let us know if you are interested. If you live in one of these districts, please consider volunteering to serve as your district's representative on the Board. The duties are not heavy (one meeting every two months) and the company is congenial. We can use your help!

**Tree Roots & Sidewalks:** Last summer many of you received rather blunt notices from the City of Albuquerque to repair sidewalks that did not meet city code requirements. Tree roots had raised or broken sidewalks and caused tripping hazards. A total of 68 notices were sent out in this area.

A large number of those who received notices have repaired the sidewalks at their homes and we thank you very much for doing so. Some owners have also chosen to cut the trees rather than suffer the continued problem of sidewalk repair. Some of our neighbors, however, have chosen not to make repairs and the city has so far failed to take any further action. We would like to encourage you to make those repairs.

The root cause (no pun intended) of the problem is that the original developer (Inman Homes) chose to plant trees that would grow very large in the 3-ft space between the curb and sidewalk. (City ownership extends to the back of the sidewalk, but the adjacent homeowner is responsible by ordinance for its care.) When the trees were young and the sidewalks unbroken, the uniformity of trees along the streets was very appealing, and helped sell homes. But the parking strip was a bad choice of location, in my opinion.

Please allow me to describe the basis for my opinion. In this dry southwest, tree roots go where the water is, namely toward the well-irrigated grass that all of us transplanted easterners like to have. Thus, the roots are shallow, just under the sidewalks and grass, and as the roots grow, they lift both the sidewalks and grass, and even become exposed in the grassy areas. Exposed roots are evident all across the heights where there are large mature trees, but not so much in the valley where the water table is only a few feet below the surface. There, tree roots grow downward to easily reach this source of needed water. The bosque is in the valley by reason of nature! Planting large trees in constricted areas in the heights has its risks.

Prior actions and their resultant consequences are in the past. Now the problems are ours to deal with, and the solutions are difficult and expensive. Nevertheless, the sidewalks need to be repaired. The city has the legal authority to enforce the ordinances. However, I believe it would be better to voluntarily correct these problems ourselves in our neighborhood, rather than have the city come down on us again.

For those who have sidewalks needing repair, please join your neighbors in making our neighborhood a safer place to walk and play for our children and adults.

Thanks for allowing me express my opinions. .

Al Stevens  
VP (Acting President), PRORA

**Training for Neighborhood Association Members:** The Albuquerque Office of Neighborhood Coordination provides training for interested members of neighborhood associations. On Saturday February 21, 2004 a *Land Use and Zoning Workshop* will be held from 9 a.m. – 4 p.m. at the Plaza del Sol building, 600 2<sup>nd</sup> St. NW, Rm. 160, Hearing Room. On Saturday March 13, 2004 *Advanced Neighborhood Patrol Training* will be held from 9 a.m. – 1 p.m. at the Roger A. Hoisington APD Training Academy, 5412 Second St. NW (behind the APD Valley Substation).

To register call the Office of Neighborhood Coordination at 924-3914 or register online at [www.cabq.gov/planning/pages/neighborhood/newsletter/neighworkshop.html](http://www.cabq.gov/planning/pages/neighborhood/newsletter/neighworkshop.html).

**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: \_\_\_\_\_

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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	VACANT			
2	Linda McClanahan		298-6514	danandlinda@msn.com
3	Cheri Schlagel		294-8696	cmschlagel@aol.com
4	Teresa Connolly		271-0306	sbconnolly@comcast.net
5	Aldred Stevens	Vice Pres.	293-5704	Aldredlois@wmconnect.com
6	VACANT			
7	Vit Babuska	Treasurer	323-5138	vit.babuska@gd-ais.com
8	Zane Motteler	Newletter Ed.	275-9714	zcm@comcast.net
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	Norma Porterfield	271-2906	
Beautification	Debbie Reynolds	294-3731	rlakau@sandia.gov
Newsletter Editor	Zane Motteler	275-9714	zcm@comcast.net
Government	Steve Seligman	275-2514	srseligman@sunvalleysystems.com
History	Norma Porterfield	271-2906	
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
Dist. 8 Coalition Rep	Gena Lou Woywood	275-1277	lulu@hiquality.com
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)

Carroll Davis	296-2228	
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City Councilman: Craig Loy [768-3100], Assistant: Michael McCan [768-3106].  
Neighborhood Coordination Office: Herb Howell & Don Newton [924-3905]