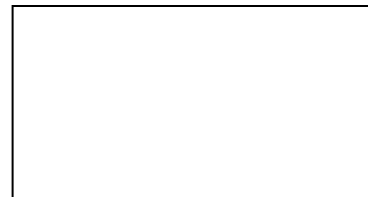


Peppertree/Royal Oak Residents' Association
P.O. Box 20822
Albuquerque NM 87154

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



PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION



ANNUAL PICNIC 4:30 Sunday, Sept. 11, 12215 San Victorio.

See inside newsletter for details.

Support your Association and their diligent efforts in enforcing the Protective Covenants, and obtaining city funds and projects to improve our community. (See inside for more about the Peppertree Covenants.) Further beautification of the Spain medians is coming up. See inside for details. 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 three vacancies on the PRORA Board: District 1 (Royal Oak and Albuquerque Ranch Estates), District 2 (Coachman Estates), and District 6 (the Terraces). 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!

Please see inside for more details on our neighborhood association.

State Awards \$150,000 Grant

The state has awarded a \$150,000 grant for the further beautification of the median on Spain. This time improvements will be made to the median between Lowell and Juan Tabo, which has grown somewhat neglected in recent years. Thanks to Steve Seligman for working with our representatives to obtain this grant.

The Peppertree Protective Covenants

Those who bought or built a home in Peppertree received a copy of the Protective Covenants at the time of purchase, although we have found some residents are unfamiliar with them and thought a short précis might be in order. The Covenants are designed to protect the value of our property, the largest investment that many of us will ever make. The Covenants are valid until 2013, thereafter renewed automatically every ten years unless a majority of the then owners agrees to terminate or amend the Covenants. These covenants do not apply to Royal Oak (whose Covenants have expired), The Terraces, or Coachman Estates (which have their own Covenants).

Some of the Covenants can be summarized as follows:

- Each lot is restricted to a single family residence.
- New construction, alteration, or remodeling must be approved by the Architectural Control Committee.
- The heated floor area must not be less than 1800 square feet. For two story houses, the ground floor must be at least 1000 square feet.
- Only two or three car garages are allowed.
- No unlawful, noxious or offensive activity may occur.
- No exotic pets are allowed; no commercial breeding of pets is allowed.
- Campers, RVs, trucks, etc. may not be parked permanently on any street or on any lot unless in a closed garage.
- Boats may not be stored on any lot except in a closed garage or in a suitably screened back yard.
- No vehicle may be repaired except in an enclosed garage.
- No temporary structure, RV, motor home, etc. may be used as a residence.
- Owners of residences are responsible for keeping their lots cleared of trash, weeds, etc.

Other requirements such as removing low hanging limbs and other sidewalk incursions, fixing cracked sidewalks, controlling barking dogs, and not wasting water or watering outside permitted hours, are covered by city ordinance and (presumably) enforced by the city.

The PRORA Board works diligently to see that the Covenants are enforced. Recent successes include the removal of several unsightly sheds, removal of a wooden fence placed inside a low wall, and stuccoing of a wall extension at the corner of Lowell and Spain. We thank the great majority of Peppertree homeowners who respect and obey the Covenants. They help maintain the value of every property in the subdivision.

Annual Picnic September 11

Once again all PRORA residents are cordially invited to attend our neighborhood's annual picnic, at 12215 San Victorio. It will be on Sunday, September 11, and will run from 4:30 PM to 7:30.

The food will be pot luck. The Board will supply the main course and bottled water and sodas. People with last names beginning with A-L are asked to bring salads or vegetables, and those beginning with M-Z, desserts. BYOB if you wish, and we recommend lawn chairs. Tables will be courtesy of the Board. We hope to have live entertainment again this year.

This year we will combine a brief bit of business with pleasure as we ask all adult members to vote on an amendment to the bylaws to allow the general neighborhood meeting to be held in either September or October. If this is approved, we could count the picnic as the general meeting and we would not have to have the general meeting a month later.

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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	VACANT			
2	VACANT		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		332-0647	bbdales@aol.com
7	Vit Babuska	Treasurer	323-5138	vitbabuska1@msn.com
8	Zane Motteler	Newsletter 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	kjalmq@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	VACANT	271-2906	
Holiday	VACANT		
Membership	Vit Babuska	323-5138	vit.babuska@gd-ais.com
Security	Bruce Ferguson	332-2533	bruceruth1@juno.com
Dist. 8 Coalition Rep	Gena Lou Woywood	275-1277	lulu@hiquality.com
Realtor Notification	VACANT		
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
Jack Ryan	296-7386	cryan1@flash.net
Dennis Woywood	275-1277	dennis@hiquality.com
Rod Schlagel	294-8696	
Steve Seligman	275-2514	srseligman@sunvalleysystems.com

Peppertree Place Architectural Control Committee (non-PRORA)

Joe Maloney	299-4330	
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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, Cloy@cabq.gov], Assistant: Michael McCan [768-3106].
Neighborhood Coordination Office: Herb Howell & Don Newton [924-3905]