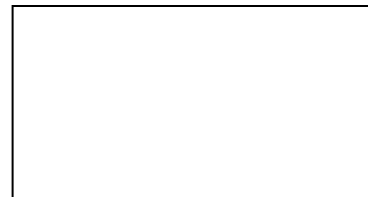


Peppertree/Royal Oak Residents' Association
P.O. Box 20822
Albuquerque NM 87154

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



PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION



General Meeting 10 April 2006 7:30 PM at the Woywoods' (12405 Tamarac Drive). All residents are invited!

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. 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 two new board members as of the October general meeting. **Kaye Myers** represents Royal Oak, and **Bert Dales** represents The Terraces. Thanks to both of you for volunteering and for being active members! We still need a representative for Coachman Estates. If you live in Coachman and are interested in being the representative, please show up at the April meeting!

Please see inside for more details on our neighborhood association.

Help Shape Albuquerque's Future on Saturday June 17 – Save the Date

by Steve Seligman

One of the great things about living in Albuquerque is that everyday residents, like you and me, have a hands-on opportunity to help shape the future of our City. I would like to invite you to participate in this process.

Every four years, members of our community come together, in a nationally recognized process, to help review, refine, and update strategic goals and desired community conditions that are presented to the City Council and the Mayor for adoption. These goals become a foundation of our City's budgeting process over the next four years.

On the morning of Saturday June 17, the Commission on which I serve, known as the Indicators Progress Commission (IPC), will host the 2006 Albuquerque Goals Forum. The purpose of the Goals Forum is to allow interested residents to inform City Government of their personal strategic priorities for Albuquerque. The IPC will then consolidate each participant's personal priorities into a strategic document that will be formally presented to the City Council and the Mayor.

Once adopted, when creating its annual budgets, the City is guided by the goals and associated desired community conditions. Periodically, the IPC measures the City's progress toward achieving those goals. Every four years, the IPC publishes a report card, known as the Albuquerque Progress Report. The current goals and conditions can be viewed at <http://www.cabq.gov/progress/pdf/adopted-goals.pdf>, and a summary of the 2004 report card can be viewed at <http://www.cabq.gov/progress/pdf/box-score.pdf>.

June 17 will provide you with a unique opportunity to help shape the future of Albuquerque. Please join us. Your participation is both meaningful and important.

If you'd like to participate in the Albuquerque Goals Forum on Saturday June 17, at the Albuquerque Convention Center, please call me at 505-275-2514, or send an email with your name, address, and phone number to Seligman@attglobal.net.

Miscellaneous Notes

Aluminum recycling provides money to perform any purchased maintenance and beautification of our common area landscape. Please bring your aluminum (not steel please) to the corner of Tamarac and San Victorio (the Woywood home), or to the corner of Tamarac and Lowell, on the second Saturday of each month between 10:00 and 11:00 a.m. If you can't make it to either place, leave them at your curb and we will pick them up at 11:00 a.m.

Sheds. Residents are reminded of what our protective covenants say about sheds and other structures: "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. . . .” (Emphasis added.)

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.

Sidewalks. At the risk of sounding like a broken record, we bring up this topic again. Sidewalk maintenance is the homeowner’s responsibility. The City does not maintain our sidewalks – we do! Although many residents have been good neighbors and have repaired broken sidewalks at sometimes considerable expense, there are still a number of dangerous, cracked sidewalks that are just inviting accidents to happen. People have tripped and fallen, but luckily, so far no major injuries have resulted. If you have a cracked sidewalk, then one of three things can happen: you can wait until somebody trips and is seriously injured and sues you; the city can be called in to fix your sidewalk and bill you for the expense; or you can seek estimates from contractors and have it fixed at considerably less expense and trouble. Which would you prefer?

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	Kaye Myers		298-3320	kaye.myers@comcast.net
2	VACANT			
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	Bert Dales		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	kjalmqu@sandia.gov
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		
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	Connie Ryan	296-7386	
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)

Cindy Thomas	323-7758	
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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]