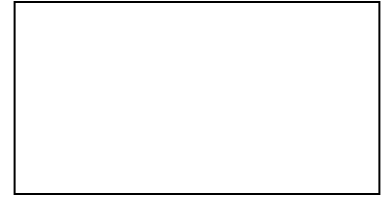


Peppertree/Royal Oak Residents' Association
P.O. Box 20822
Albuquerque NM 87154



PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION



Support your Association and their diligent efforts in enforcing the Protective Covenants, and obtaining city funds and projects to improve our community. Currently the Board and Architectural Control Committee (ACC) are working hard to protect our neighborhood from a proposed assisted living facility (see inside). Membership dues are only \$25.00 per year, a little over two dollars 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 vacancies on our board and would welcome volunteers. The first is District 2, Coachman estates. This position has been vacant for some years now and we would like to have a representative to fill it. Secondly, Al Stevens, who ably represented District 5 and was Vice President for some time, recently retired from the board and needs to be replaced. District 5 consists of all houses on Teakwood, Elderberry, and the southernmost block of Papaya. Finally, the recent retirement of Dave Engle from the Peppertree ACC has left a vacancy on this important and crucial body. Contact any member of the Board if you are interested in filling any of these positions.

The PRORA board meets on the second Monday of every even-numbered month. The meetings are open to any resident. Meetings move from place to place, so if you wish to attend, call any board member to find the location.

TAKE CARE OF THOSE NICHOS

Many of the homes that back up on Spain and Lowell have nichos in their retaining walls that contain trees, bushes, and other foliage. Many homeowners are perhaps not aware that they are responsible for the upkeep of nichos on their property, just as they are supposed to keep up their adjoining yards.

No tree limb should hang lower than eight feet above the pavement. (This is city law, not just a neighborhood fiat.) Bushes, vines, and shrubs should be pruned so that they do not overhang or block the sidewalk. Dead leaves should be raked up and disposed of.

Our walls reflect on our neighborhood to all passers-by, so let's keep them looking nice to create a good impression!

THIRD ANNUAL NEIGHBORHOOD GARAGE SALE

The third annual PRORA neighborhood garage sale is scheduled for Saturday, June 2, 8:00 AM to 3:00 PM. This has been a very successful event in the past. The participation of so many people in the neighborhood attracts large crowds, and the sales go really well. If you don't have a lot of items to sell, why not combine your stuff with one or more other neighbors in the same boat? Whatever, it's great fun, and everybody is encouraged to participate!

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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 for \$25 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 -- \$25 per year per family: _____

Additional contribution: _____

Total: _____

Editorial

The Proposed “Assisted Living” Facility at 12008 Persimmon

PRORA is actively opposing a plan by out of state operators (called “new Life”) to turn the residence at 12008 Persimmon into a so-called “Assisted Living” facility. The original plan which they submitted to the Architectural Control Commission (ACC) showed the interior of the house to be divided into eleven bedrooms and three bathrooms, leaving the kitchen and a family/dining/recreation/living area as the only other two rooms in the house. Three of the bedrooms were to be built inside the current three-car garage, in clear violation of the Peppertree Covenants, which prohibit turning a garage into living space. Many of the proposed bedrooms are tiny and without closets. The only changes to the exterior appearance of the house would be additional windows on the east and/or west sides; the garage doors would remain, but would be dummies. The facility could house ten clients and two caregivers.

This type of facility is allowed as a permissive use under Albuquerque zoning regulations that apply to R-1 areas as part of the Community Residential Program (CRP). However, Albuquerque zoning regulations do not necessarily override protective covenants such as those in Peppertree. This means that while the facility may conform to Albuquerque zoning rules, it is still subject to the Peppertree covenants.

Since the original proposal New Life apparently has stated that they would settle for nine bedrooms and leave the two-car garage as is, thus paying lip service to the Covenants. Whatever plan is eventually adopted, it is clear that this house would never again be a single family residence, as the renovation costs would make it impossible. This would put a high density commercial enterprise in the middle of a single family neighborhood. Traffic and parking would be two of many major concerns.

PRORA is willing to support fighting this up to and including litigation, if necessary. PRORA supports the objectives of the city’s CRP and is NOT against assisted living facilities within R-1 zoned areas. However the proposed facility at 12008 Persimmon Ave is so extreme – it is essentially an apartment complex or dormitory with little practical living space for residents – that we believe it is wholly incompatible with the single family intent of the neighborhood. We believe there will be a significant negative material impact on our quality of life and property values if this project is allowed to proceed.

We are asking residents to contribute to a legal fund to disburse our expenses; \$500 per family is suggested. Make checks out to PRORA, memo “legal fund,” and bring to any meeting or mail to PRORA, P O Box 20822, Albuquerque, NM 87154. PRORA will account for the funds and return any unused portion on a pro rata basis.

We must stand together to fight this incursion!

—ZCM and VB

PRORA

Peppertree/Royal Oak Residents' Association

Board of Directors, Committees & Architectural Control:

DIRECTORS:

As of April 2007

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Kaye Myers	Vice President	298-3320	kaye.myers@comcast.net
2	VACANT			
3	Cheri Schlagel		294-8696	cschlagel@msn.com
4	Teresa Connolly		271-0306	sbconnolly@comcast.net
5	VACANT			
6	Bert Dales		332-0647	bbdales@aol.com
7	Vit Babuska	Treasurer	323-5138	vitbabuska1@msn.com
8	Zane Motteler		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	debbie.reynolds@hilti.com
Newsletter Editor	Zane Motteler	275-9714	zcm@comcast.net
Government	Steve Seligman	275-2514	srseligman@sunvalleysystems.com
Membership	Vit Babuska	323-5138	vitbabuska1@msn.com
Security	Bruce Ferguson	332-2533	Mary26joe53@juno.com
Dist. 8 Coalition Rep	Gena Lou Woywood	275-1277	lulu@hiquality.com
Webmaster	VACANT		

Peppertree Architectural Control Committee (non-PRORA)

NAME:	PHONE:	E-MAIL:
VACANT		
Jack Ryan	296-7386	connie@vistaencantada.com
Ron Mansoldo	332-3325	
Rod Schlagel	294-8696	rlschlagel24@msn.com
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)

VACANT		
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The Terraces Architectural Control Committee (non-PRORA)

VACANT		
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The Terraces Homeowners' Association President (non-PRORA)

Ron Vigil	294-4074	rvigil@phs.org
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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]