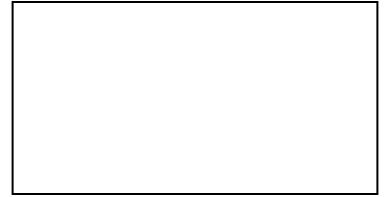


Peppertree/Royal Oak Residents' Association  
P.O. Box 20822  
Albuquerque NM 87154



## 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. Membership dues are only \$25.00 per year, a little over two dollars a month. Dues notices will be sent out in January, although you can pay dues any time by sending your check to PRORA, P. O. Box 20822, Albuquerque, NM 87164. Please participate in your association and help us to continue to improve and maintain our wonderful neighborhood.

We have a vacancy on our board and would welcome a volunteer. This vacancy is for District 2, Coachman Estates. This position has been vacant for some years now and we would like to have a representative to fill it.

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 of the next meeting.

## PRORA NEWS

Many thanks to **Dave Engel**, who recently retired as long-time chairman of the Architectural Control Committee. There is now a vacancy on this committee. If anybody is interested in working on this important body, please contact a Board member.

It saddens us to report that **Bruce Ferguson** died on October 18. He only recently retired from PRORA Safety after many years' dedicated service. Bruce was a World War II veteran and active in the American Legion. He will be sorely missed.

We need a volunteer to replace Bruce on Safety.

Welcome to new neighbors **Tish and Ty Chambers**, who recently moved into Coachman Estates.

**Alice Mehlberg** is now the representative of District 8 of PRORA, which consists of Balsa, Mahogany, and Mimosa between Tamarac and San Victorio. **Zane Motteler** will represent District 5, Teakwood, Elderberry, and the Southernmost block of Papaya. Contact information for these two can be found in the roster on the outside back page. District 2, **Coachman**, is still vacant, and we would welcome a volunteer.

Many thanks to **Craig Loy**, who has ably represented us on the City Council. Welcome to **Trudy Jones**, our new councilor, who takes office December 1.

Thanks to the Beautification Committee, and **Debbie Reynolds** and **Keith Almquist**, who organized the recent cleanup of the nichos along Spain, Lowell, and Academy. There were about twenty participants, who filled dozens of trash bags. Things look ever so much better.

## DISPLAY IT PROUDLY

It is gratifying to walk our neighborhood and see so many people displaying our beautiful flag.

The laws relating to the flag of the United States of America are found in detail in the United States Code (Title 4, Chapter 1). The complete code can be found online, for example at:

<http://www.ushistory.org/betsy/flagetiq.html#5>

Here is a brief summary of some of the rules:

- Display only from sunrise to sunset. Display 24

hours per day *only if properly illuminated* at night.

- Do not display in inclement weather unless the flag is weatherproof.
- If displayed against a wall, whether horizontally or vertically, the union (the blue area with white stars) should be at the top and at the observer's left.
- Fly the flag at half staff until noon on Memorial Day. When you fly the flag at half staff, first raise it to the top of the flagpole and then lower it to the middle. On other days, to find out whether to fly it at full or half staff, look for this information in the *Albuquerque Journal*, where it appears every day. You can also sign up online at [www.aflag.com](http://www.aflag.com) to receive a daily notice by email. It is not appropriate to fly the flag at half staff constantly.
- Never allow the flag to touch the ground.
- When a flag becomes worn, faded, or dirty, it is disrespectful of the flag to continue displaying it. Dispose of it in a dignified manner, preferably by burning.

## Excellent News! - PRORA Neighborhood Update by Steve Seligman

I am very pleased to report that the City of Albuquerque has denied the application for the New Life Assisted Living Community Residential Program.

As a reminder, the CRP is the zoning program that would have allowed New Life to operate a commercial assisted living facility and house up to 10 clients at the home at 12008 Persimmon Avenue.

This is a major milestone in our dispute with New Life and it shows what we can accomplish when we stand together and remain organized, determined, and committed. Although I've been coordinating communications on this issue since February, I want everyone to know that this has been a team effort. We have a strong group of volunteers who have been doing research, meeting with City and State officials, and working together to plan and execute legal and political strategy. They have presented our grievance to the Mayor, individual City Councilors, the Chief Administrative Officer, the Director of Planning, the Zoning Code Compliance Official, the City Attorney, and the State Department of Health. Some of them are publicity shy so, rather than list some and omit others, I'll just say a great big THANK YOU to all of you who continue to work so hard on this project. Also, the financial and moral support of so many of our neighbors has made this milestone possible.

Unfortunately, we can't celebrate yet. While we hope the CRP denial will motivate New Life to enter into serious settlement discussions with the neighborhood, it is certainly possible that they will attempt some sort of appeal. Just last week our attorney reminded them of our desire to settle, as per the consensus the neighborhood reached on September 12. At this time, we are waiting to hear back from them. Until then, our lawsuit continues. In the absence of a binding settlement agreement, we will continue to work to enforce our protective covenants and the residential character of our neighborhood.

For now, to the best of our knowledge, New Life has no State operating license and no City zoning approval to move forward. Our volunteers are constantly checking with public officials to watch out for possible changes in status.

Our volunteers are working through City Councilor Craig Loy and the Mayor's office to address the fact that there are no zoning regulations to control, monitor, or limit the number of "5 or fewer" facilities that can open anywhere in the city. We've learned that there is at least one block in District 7 that has 8 of these facilities on a single block. It's clear that Albuquerque's residential neighborhoods are being exploited by commercial operators with a license to print money.

It remains vital that each of you who read this article MUST get involved. Send me your name, address, phone number and email address. From a political perspective, "numbers count!!" We must send a loud and clear message to our elected officials that we want the zoning code changed to protect us in the future. This is a city-wide issue that is affecting every neighborhood in Albuquerque.

If you haven't yet donated \$500 to our legal fund, please take out your checkbook right now and send us a check. We understand that everyone cannot afford the full \$500, and we are accepting of that. However, in fairness to those who have donated the full \$500, we are asking everyone to do the best they can, and reminding you that any unused funds will be refunded on a pro-rata basis.

Please make your check out to PRORA, and write "Legal Fund" in the memo. The PRORA treasurer is accounting for these funds separately. PRORA's address is PO Box 20822, Albuquerque, NM 87154.

If you have any questions, please don't hesitate to write. ([srseligman@sunvalleysystems.com](mailto:srseligman@sunvalleysystems.com) or [srseligman@yahoo.com](mailto:srseligman@yahoo.com))

## **PROTECTIVE COVENANTS** by Rod Schlagel

Our neighborhood has now been in existence for more than twenty years. Our homes are getting to the age where they are in need of paint, new stucco and other outside maintenance and refurbishing. Please keep in mind that the Protective Covenants require that any changes to your home are to be approved by the Architectural Control Committee prior to your making them. This approval requirement applies to color, texture, remodeling and new construction. It also includes gates, walls and any other structure on your lot including the construction or installation of storage sheds.

The process to request approval is very simple. Submit your plans and color samples to the Architectural Control Committee. You can mail them to Rod Schlagel at P.O. Box 3170, Albuquerque, New Mexico, 87190. Please include your contact information so the Architectural Control Committee can contact you with any questions. Please remember that all of the members of the Architectural Control Committee are volunteers so they may need to contact you on evenings and weekends.

We appreciate your cooperation in following this procedure. We all want to preserve the integrity of the Protective Covenants and the beauty, harmony and property values in the neighborhood. We understand that you have made a significant investment to purchase your home. We want to help keep the neighborhood nice to protect not only your investment, but also the investments of your neighbors.

## **NEW GEORGIA O'KEEFE SCHOOL**

Recently the Albuquerque Journal reported that APS and the City of Albuquerque are planning to replace Georgia O'Keefe Elementary School. According to the article the new school would be built adjacent to the current one, in Georgia O'Keefe Park. No students will be displaced. Upon completion in 2009, the old school would be replaced by a new park. The \$14 million for the new school is part of the \$351 million bond issue approved by voters in September 2006. This will be great for the neighborhood's property values!

PRORA

Peppertree/Royal Oak Residents' Association

Board of Directors, Committees & Architectural Control:

**DIRECTORS:**

*As of November 2007*

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Kaye Myers	Vice President	298-3320	kaye.myers@comcast.net
2	VACANT			
3	Cheri Schlagel	Secretary	294-8696	cschlagel@msn.com
4	Teresa Connolly		271-0306	sbconnolly@comcast.net
5	Zane Motteler		275-9714	zcm@comcast.net
6	Bert Dales		332-0647	bbdales@aol.com
7	Vit Babuska	Treasurer	323-5138	vitbabuska1@msn.com
8	Alice Mehlberg		291-8381	ajmehlberg@comcast.net
9	Cindy Smith	Secretary	323-7758	cindynucmed@yahoo.com

*COMMITTEES:*

COMMITTEE:	CHAIR:	PHONE:	E-MAIL:
Beautification (Chair)	Gena Lou Woywood	275-1277	
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	VACANT		
Dist. 8 Coalition Rep	Gena Lou Woywood	275-1277	
Webmaster	VACANT		

*Peppertree Architectural Control Committee (non-PRORA)*

NAME:	PHONE:	E-MAIL:
Rod Schlagel (Chair)	294-8696	rlschlagel24@msn.com
Jack Ryan	296-7386	connie@vistaencantada.com
Ron Mansoldo	332-3325	
VACANT		
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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**311 Citizen Contact Center:** The Citizen Contact Center is a centralized call center for the City of Albuquerque that is intended to make life a little easier for Albuquerque citizens. Instead of being passed around from department to department, the Citizen Call Center works to answer citizen questions as quickly as possible with minimal transfers.

**City Councilman:** Craig Loy [768-3100, Cloy@cabq.gov], Assistant: Michael McCan [768-3106].

**Neighborhood Coordination Office:** Herb Howell & Don Newton [924-3905].

Contact information on Trudy Jones, who takes office December 1, is not yet available. The main council number is 768-3100.