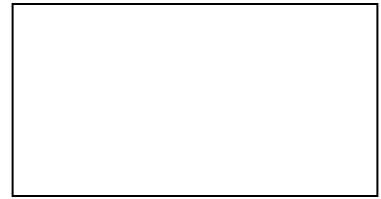


Peppertree/Royal Oak Residents' Association
P.O. Box 20822
Albuquerque NM 87154

New website (see inside): <http://www.prora.us>



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 that would have ten unrelated people living in one house. Membership dues are only \$25.00 per year, a little over two dollars a month. Dues notices are 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 9, which consists of Balsa and Mimosa Courts and Peppertree Place (West of Papaya, South of Tamarac).

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.

Annual Picnic and PRORA general meeting Sunday, September 7, 4:00, at 12215 San Victorio NE. All residents are invited!

By now all residents should have received the flyer announcing the picnic and general meeting. It's a pot luck, and families were assigned a main dish, vegetable/salad, or dessert, based on the first letter of their last name. Bottled water and sodas will be provided. BYOB if desired. Bring lawn chairs if you wish. Tables and tent will be supplied courtesy of the board. There will be games and fun for the kids.

Random Quotes from the Peppertree Covenants

This is a regular feature of the newsletter. Please remember that these covenants refer only to Peppertree; Royal Oak has no covenants, and Coachman, Terraces, and Peppertree Place have different sets of covenants. Your editor would welcome inputs from these other areas' covenants. Send suggestions to zcm@comcast.net.

"4. ARCHITECTURAL STANDARDS: 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 quantity of materials, harmony of external design with existing structures, and as to the location of the building with respect to topography, setback requirements and finish grade elevations... No existing building shall be altered, remodeled or changed until the plans for such change, alteration or remodeling have been approved by the Architectural Control Committee...."

I have quoted at length from this covenant, as it is one that the ACC has had considerable problems enforcing. There have been numerous instances of nonconforming sheds, garish paint jobs, nonconforming roofs, and at least once, an unsightly wooden fence raised inside a stucco wall. The location of swamp coolers and air conditioners is supposed to be on the ground, not on the roof. However, unfortunately many people in the neighborhood have experienced rusting out of ducts under the slab, resulting in the necessity of placing them on the roof. There is no real alternative to this, but one hopes that they can be made as unobtrusive as possible.

New PRORA Website Is Up And Running

Thanks to Keith Almquist for designing a new website for PRORA. Since Dennis Woywood, our former webmaster, passed away, our website has retreated into limbo, so it is nice to have a well-designed new one up and ready, and up to date. Here's the URL: <http://www.prora.us>. Be sure to visit it and enjoy.

Watering Problems: Watch For The Water Police

While walking my dog around the neighborhood in the mornings, I often see rivers of water running down the streets. The occasional geyser in a front yard caused by a broken sprinkler often goes unnoticed for days. I have seen sprinklers running in the midafternoon and even in a driving rainstorm. Sprinklers running on a freezing morning can leave a sheen of very slippery and dangerous ice on the sidewalk. Any of these offenses can result in a costly ticket from the water police. For a first offense the fine is \$100 and it goes up from there to as much as \$1000 for serious repeat offenders. Please take the time to inspect your sprinkling system every month or so, and if you find yourself watering the sidewalk or streets, have the system adjusted; replace sprinkler heads if necessary. They're cheap at Lowe's or Home Depot. Turn off your sprinkler system during freezing weather and for at least two or three days after a soaking rain. And during the summer months, do not water between 11:00 AM and 7:00 PM.

N. B. The Terraces have apparently been cited for overwatering their common area park.

Welcome to our new neighbors at...

6215 Peach Tree

6216 Parktree

5744 Peppertree

5908 Papaya

5708 Teakwood

1916 Summertree

6100 Bancroft – Bevan and Rae Mortensen. Six married children, 21 grandchildren and two great grand children! They moved from Royal Ridge Ct in Albuquerque.

12408 Royal Oak

12412 Tamarac

6108 Rocksberg Ct

5709 Balsa Ct

5704 Peppertree Pl

5909 Mimosa Ct

We try to deliver a welcome packet to new neighbors, which encourages them to send us information about their families. As you can see, many do not respond.

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PRORA Membership & Renewal Application (Please join if you haven't already):

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) _____	Enclosed:
	Dues -- \$25 per year per family: _____
No. Street _____	Additional contribution: _____
	Total: _____
City/State/Zip _____	
Home Phone _____	Work _____
E-Mail _____	

PRORA

Peppertree/Royal Oak Residents' Association

Board of Directors, Committees & Architectural Control:

DIRECTORS:

As of April 2008

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Kaye Myers	Vice President, Acting President	298-3320	kaye.myers@comcast.net
2	Nichol Brown		857-9696	jnbrown400@comcast.net
3	Cheri Schlagel	Secretary	294-8696	cschlagel@msn.com
4	Teresa Connolly		271-0306	teresacnolly@mac.com
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	VACANT			

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	

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 Councilwoman: Contact information on Trudy Jones, city councilor for our district: 768-3106 to reach Elizabeth Shields, Staff Assistant (eshields@cabq.gov); or on the web, go to <http://www.cabq.gov/council/contact.html?district8>