

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

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Newsletter: 12 March 2010

Website: <http://www.prora.us>

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**PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION:
IMPORTANT GENERAL MEETING
MONDAY, APRIL 12, 7 PM, AT THE SCHLAGELS' (12508
TAMARAC).**

We will be discussing *changes to the bylaws* (see web site for details) and hopefully will be electing a *new board member* from District 2 (Coachman Estates). All residents are welcome and are encouraged to attend. We would welcome a volunteer from Coachman!

SAVE YOUR GOODIES! AND SAVE THE DATE! On May 29 we will hold the annual neighborhood garage sale. . 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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Legal Expenses' Accounting: By popular request, summarized below is a complete accounting of PRORA's legal expenses in the dispute with New Life Assisted Living.

Expenditures:	Attorney's fees	\$ 87,722
	Mediator's fee	631
	Printing, mailing, photocopying	<u>511</u>
	Total expenditures	\$ 88,864
Receipts:	PRORA member donations	\$ 84,649
	Terraces' donation	500
	PRORA general fund	3,074
	Night out fundraising	<u>641</u>
	Total receipts	\$ 88,864

Many thanks to the neighbors who contributed. To quote Steve Seligman, "Thanks to all of you who so generously contributed to the legal fund, especially in this most difficult of economic times. For so many people to put their money where their mouth is, and to stay engaged for three full years, is a testament to the spirit and commitment of our neighborhood." See below for more.

Voluntary contributions to restore money taken from the general fund will be most welcome.

A Note from Steve Seligman: In an email that was sent to all PRORA members for whom we have email addresses and permission, Steve Seligman recently sent an email summarizing the good news about our dispute with New Life. Below, for those of you without email, are some further excerpts. We all owe a huge "thank you" to Steve, who coordinated the effort to defend our protective covenants.

- Thank you to all of you who have respected and observed our protective covenants for the past 27 years. Throughout this process, we were consistently told by lawyers, elected officials, and City and State staff, that we would not have had a leg to stand on if we didn't have our demonstrated, documented history of consistent, non-discriminatory, covenants' enforcement.

This will not be the last challenge to our covenants. If we want to continue to live in the best, most beautiful neighborhood in Albuquerque, we must continue to work together to preserve it. If you are making any changes to the exterior of your house, please contact the Architectural Control Committee before finalizing your plans. If you don't know how to reach them, please go to www.prora.us.

- One of the lawyers in our neighborhood, Mike Morgan of the Rodey Law Firm, went above and beyond the call of duty to help us. When we had a slowdown in fundraising last spring, we faced some serious issues with PRORA's lawyer. Mike stepped in to fill the gap, and led PRORA's parties through the preparation for, and successful conclusion of, a grueling mediation process. In addition, Mike took on the task of negotiating and concluding the payment and settlement agreement we ultimately reached with PRORA's lawyer. Mike did all of this work on a pro-bono basis. Without his help, we probably would have faced a legal crisis.

- Four brave and committed neighbors and their families: Ron Akau, Bill Bower, Ken Lies, and Paul Joseph, signed onto the covenants' enforcement lawsuit as individual, named plaintiffs. Our lawyers told us that PRORA did not have "standing" to directly bring a lawsuit, because it is not a property owner. They told us that individual property owners would have to bring the action. The named plaintiffs showed their commitment to the neighborhood by agreeing to be named plaintiffs. They faced

substantial commitments of time, and potential counterclaims which turned into reality. Without their help, PRORA could not have commenced the enforcement lawsuit, and could not have achieved its successful outcome.

- Last year, in the middle of the stock market collapse, fundraising drastically slowed down. Four committed neighbors: Jennifer Bradley, Betty Halle, Debbie Reynolds, and Cathy Rubin, stepped up to the plate and formed a fundraising committee. They initiated the PRORA Neighborhood Nights Out, which were very well attended, and came up with other successful fundraising ideas.

- There were numerous other neighborhood volunteers, throughout this process, who did research, met with City and State officials, distributed flyers, did paperwork, and whatever else needed to be done. Whether or not you specifically agree with the neighborhood's efforts regarding New Life, or with any single specific activity undertaken by PRORA or any of its committees, we should all be thankful that we have so many neighbors willing to donate their time, money, and energy for the betterment of all who live within our association's boundaries.

Thank you to all of you!

Requiescant in Pace:

We were saddened to learn of the recent passing of longtime ACC chair **Dave Engle**. Dave worked tirelessly for the benefit of our neighborhood, and it is a better place because of him. He was always kind, diplomatic, and cheerful, with a dry sense of humor that will be missed.

Marilyn "Pat" Jankowski, age 82, formerly of Albuquerque, NM, passed away on Friday, November 20, 2009 in Walnut Creek Nursing Center, Ohio. Pat and her late husband Frank had been residents of PRORA beginning in 1987. Pat was one of the founders, and first president, of PRORA.

Spring cleanup time: With winter on the wane and spring soon to come (we hope!), it is time to take stock and clean up our yards and the outsides of our houses: to remove the accumulation of fall-winter detritus—leaves and other plant droppings, trash that has blown in, etc.; and to spruce up damage to paint, stucco, and other exterior surfaces that may have been damaged. Good luck!!

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:
No. Street _____	Dues -- \$25 per year per family: _____
	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 March 2010

DISTRICT	DIRECTOR:	OFFICE:	PHONE:	E-MAIL:
1	Kaye Myers		298-3320	kaye.myers@comcast.net
2	VACANT			
3	Cheri Schlagel	President	294-8696	eschlagel@msn.com
4	Teresa Connolly		271-0306	teresacconnolly@mac.com
5	Zane Motteler		275-9714	zcm@comcast.net
6	Bert Dales	Secretary	332-0647	bbdales@aol.com
7	Vit Babuska	Treasurer	323-5138	vitbabuska1@msn.com
8	Alice Mehlberg		291-8381	ajmehlberg@comcast.net
9	Keith Almquist	Vice President	294-5651	keithalm@comcast.net

COMMITTEES:

COMMITTEE:	CHAIR:	PHONE:	E-MAIL:
Beautification (Chair)	Gena Lou Woywood	275-1277	
Beautification	Keith Almquist	294-5651	keithalm@comcast.net
Beautification	Debbie Reynolds	294-3731	debbie.reynolds@hilti.com
Newsletter Editor	Zane Motteler	275-9714	zcm@comcast.net
Government Liaison	Steve Seligman	275-2514	srseligman@sunvalleysystems.com
Membership/Email	Keith Almquist	294-5651	keithalm@comcast.net
Security	VACANT		
Dist. 8 Coalition Rep	VACANT	275-1277	
Webmaster	Keith Almquist	294-5651	keithalm@comcast.net

Peppertree Architectural Control Committee (non-PRORA)

NAME:	PHONE:	E-MAIL:
Rod Schlagel (Chair)	294-8696	rlschlagel24@msn.com
Bill Bauer	271-8204	
Ron Mansoldo	332-3325	
Steve Seligman	275-2514	srseligman@sunvalleysystems.com
VACANT		

Peppertree Place personnel (non-PRORA)

HOA President	Jerry Chavez	271-5736	jchavezabq@comcast.net
ACC Chair	Joe Maloney	299-4330	

Coachman Estates Architectural Control Committee (non-PRORA)

VACANT		
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The Terraces Architectural Control Committee (non-PRORA)

Bob McIntosh	292-3740	
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The Terraces Homeowners' Association President (non-PRORA)

John Piscotty	271-1353	
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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>