

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

PRESORTED STD  
U.S. POSTAGE  
**PAID**  
ALBUQUERQUE NM  
PERMIT NO. 1893

Newsletter: 25 October 2011

Website: <http://www.prora.us> (Keith Almquist, webmaster)

**INSIDE:**  
**WEED CITY?**

**PEPPERTREE/ROYAL OAK RESIDENTS' ASSOCIATION**



Not a member? Support your Association and their diligent efforts in enforcing the Protective Covenants, and obtaining city funds and projects to improve our community. Membership dues are only \$25.00 per calendar 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. A membership coupon is inside.

For the first time in a long time, we have a full Board. Please welcome new Board members Amy Pacheco (District 2) and Todd Ritterbush (District 5). (A map of the districts is found on the PRORA web site; see the URL above.)

The PRORA board meets on the second Monday of every odd-numbered month (thus the next meeting will be Monday, November 14). 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.

## Stop it Before it Multiplies

The **broken windows theory** of crime prevention states that monitoring and maintaining neighborhoods in good condition will prevent further vandalism. It has been shown that immediately repairing broken windows greatly reduces future incidences of property crime. The same holds true for graffiti, or “tagging”. More than 10 years ago, prior to the introduction of Albuquerque’s Graffiti Reporting and Removal Services, graffiti was rapidly spreading throughout the city. Now, its occurrence has been greatly reduced.

In PRORA, we seem to be witnessing our own version of the broken windows theory, as it pertains to weeds. Weeds are rapidly spreading throughout our association, and have taken over many yards and parking strips. Weeds not only spread because of the broken windows theory, where a homeowner might conclude that it’s not worth fighting when other nearby houses also have a lot of weeds. Weeds also spread rapidly because they are naturally hearty plants, and they generate many seeds which are then blown by the wind so they can germinate in our own and our neighbor’s yards.

We ask that each homeowner pull or spray their weeds NOW, before winter sets in. If your existing weeds go dormant during the winter, they’ll be back with a vengeance next spring, and multiply rapidly as they drop new seed. Weed abatement is a necessary and vital step to keep PRORA beautiful. Please go outside now, and stop the weeds before they multiply.

I’ve attached a couple of photos showing the extent of the problem.



## **SPECIAL ALERT**

We have had a rash of break-ins in our neighborhood in recent weeks. Some residents have reported that the perpetrators may be two males, usually well dressed. They are breaking in the front doors, or going through a rear window, generally in late morning. Reports indicate that they are driving a newer silver car.

There have been five burglaries since the beginning of September. They have been in Terraces, Papaya (2), and on Teakwood and Royal Oak. At least two have been through a rear window, and computers have been the target in at least two of them. In one case, the perpetrators left on foot when they saw a neighbor calling police. In one case the crime occurred while the residents were away on travel.

There is a crime mapping program available online where you can see the dates, locations, and types of crime reported in the neighborhood for up to the past six months. Just go to [CrimeMapping.com](http://CrimeMapping.com) and type in your address. Be patient, it takes a while to come up. There is also a link on the PRORA web site. It was not

working earlier, but has now been corrected.

Albuquerque police are aware of these break-ins, and are taking measures to solve the case. The APD detective working this case is Geoffery T Stone, Detective with the APD Foothills Impact Team, phone 323-4689. Please call him if you have any information that might be of assistance. In the meantime, please pass the word to all of our neighbors and keep a lookout. You should call the Detective Stone if you see anything suspicious that might help them catch these guys. In general, PRORA encourages residents to call police any time you see something suspicious, since multiple calls and pieces of information can help them, and also tends to focus their attention on particular problems in our area.

We will keep you informed if we get any additional information.

## Information from the PRORA Web Site

**Albuquerque Indicators Progress Commission (IPC):** Steve Seligman, our Government Liaison Chairperson, is a member of the IPC. Their mission is to work with the residents of Albuquerque and recommend long term goals, desired outcomes, and related progress indicators to the Mayor and City Council. They update the indicators and every four years produce an Albuquerque Progress Report, which is a detailed longitudinal analysis of the progress that the City is making towards the goals and desired outcomes which have been adopted. An interactive and PDF version is available on the City's official web site at [www.abqprogress.com](http://www.abqprogress.com). Their next progress report is scheduled to be published in 2012. There are several openings on the IPC. If anyone is interested in learning more, and possibly serving on the Commission, they can contact Steve at [srseligman@sunvalleysystems.com](mailto:srseligman@sunvalleysystems.com).

**Peppertree Weather:** One of our neighbors has put up a weather station so we can all get up-to-the-minute weather information in our neighborhood. To see it, click on [Weather Underground](#) on [www.prora.us](http://www.prora.us). If you scroll down the page, there is a small box called "History and Almanac." Click view to get info like rainfall totals for the month and year, and temperature history.

---

### 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 \_\_\_\_\_

Thank you!

PRORA

**Peppertree/Royal Oak Residents' Association  
Board of Directors, Committees & Architectural Control:**

***DIRECTORS:***

*As of October 2011*

| DISTRICT | DIRECTOR:       | OFFICE:        | PHONE:   | E-MAIL:                |
|----------|-----------------|----------------|----------|------------------------|
| 1        | Kaye Myers      |                | 298-3320 | kaye.myers@comcast.net |
| 2        | Amy Pacheco     |                | 292-0490 |                        |
| 3        | Cheri Schlagel  | President      | 294-8696 | cschlagel@msn.com      |
| 4        | Zane Motteler   |                | 275-9714 | zcm@comcast.net        |
| 5        | Todd Ritterbush |                |          | ttritte@yahoo.com      |
| 6        | Bert Dales      | Secretary      | 332-0647 | bbdales@aol.com        |
| 7        | Art Verardo     | Treasurer      | 296-6602 | a.verardo@comcast.net  |
| 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        | Keith Almquist   | 294-5651 | keithalm@comcast.net            |
| Beautification        | Debbie Reynolds  | 294-3731 | debbie.reynolds@hilti.com       |
| Beautification        | Gena Lou Woywood | 275-1277 |                                 |
| 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 | Gena Lou Woywood | 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 Bower           | 271-8204 | lwbower@comcast.net             |
| Ron Mansoldo         | 332-3325 |                                 |
| Steve Seligman       | 275-2514 | srseligman@sunvalleysystems.com |
| VACANT               |          |                                 |

***Peppertree Place HOA (non-PRORA)***

|               |              |          |  |
|---------------|--------------|----------|--|
| HOA President | John Schmidt | 291-5494 |  |
| ACC Chair     | Joe Maloney  | 299-4330 |  |

***Coachman Estates Architectural Control Committee (non-PRORA)***

|        |  |  |
|--------|--|--|
| VACANT |  |  |
|--------|--|--|

***The Terraces Architectural Control Committee (non-PRORA)***

|              |          |  |
|--------------|----------|--|
| Bob McIntosh | 292-3740 |  |
|--------------|----------|--|

***The Terraces Homeowners' Association (non-PRORA)***

|                |                |          |
|----------------|----------------|----------|
| John Piscotty  | President      | 271-1353 |
| Jerry Oakland  | Vice President | 296-8345 |
| Roger Alvernaz | Treasurer      | 292-9221 |
| JoJo Perez     | Secretary      | 220-5171 |

**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>