

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

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Membership
January 2017
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~ It's That Time Again ~
PRORA Membership Renewal
Only \$25 per year



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PRORA

WE WANT YOU

To be a PRORA MEMBER! It's only \$25 a year per family! Here's why you should join:

Currently, PRORA only has 25% resident participation, and we must increase our membership to continue to have a cohesive, safe, and beautiful neighborhood with a strong voice at City Hall, Bernalillo County, and State government.

You may ask: "Why be a member?" PRORA operates on a bare bones budget. All of the dues collected are used to pay for only the direct expenses of printing flyers; printing and mailing newsletters; liability insurance; Annual Picnic (tent rental – entertainment –beverages); advertising for the Annual Neighborhood Garage sale; and the P.O Box. None of the volunteers, board members, or committee members receives any compensation for their time or service. This includes our webmaster, newsletter editor, neighborhood email crime-alerts and, from time-to-time, the significant amount of time spent working with all levels of government to deal with issues that greatly affect the safety, beauty and value of our homes and neighborhood.

Without money to pay PRORA's bills, there is no Association. Without an Association there is no one working to maintain and improve our beautiful neighborhood.

PRORA has a long track record of successfully working with our elected and appointed government representatives. Strong PRORA membership means strong representation. Having a broad based, financially strong Association allows us to speak with a unified voice that gets results.

Here are some of the improvements and projects accomplished by PRORA during the last 27 years:

- * Landscaped medians on Lowell from Spain to Academy.
- * Landscaped medians on Spain from Juan Tabo to Tramway.
- * Walking path on the west side of Tramway from Spain to Academy, allowing residents to walk around the two mile neighborhood perimeter, without having to cross any major traffic streets.

- * Two year project to resolve sub-standard water pressure (formerly below 50psi) that adversely affected 43 homes in PRORA, by working with the City and insisting on and obtaining significant water main additions in the neighborhood.
- * Replaced weed-strewn parking strips with colored, impressed concrete on Spain from Tramway all the way down to Juan Tabo; on Lowell north of Spain, and on Academy east of Lowell.
- * Negotiated with La Ventana Apartments, on the SW Corner of Academy and Tramway, to limit their structures to 2-story rather than the 3-story they sought.
- * Successfully negotiated a two+ year dispute with out-of-state commercial assisted living operators who wanted to convert a 2,900 square foot, 3 bedroom house into an 11 bedroom commercial assisted living facility, housing 12 people, with no garage. They ultimately agreed to PRORA's position for a neighborhood friendly, residential use facility for up-to five assisted living clients.
- * Stopped a corporation from purchasing a house on Tamarac Drive that it was planning to use as corporate apartments for itinerant executives.
- * Successfully prevailed upon a builder on Persimmon Avenue to lower the top of an already framed-in house that exceeded the allowable height of 26 feet, as set forth in the protective covenants.
- * Routinely work with the Architectural Committee and many neighbors each year to seek compliance with neighborhood architectural standards and applicable protective covenants, and mitigate covenant violations when they occur.

PRORA is a great, desirable neighborhood, with great neighbors and great market demand. It takes dedicated volunteers and a little bit of money from each family to continue to make that happen. \$25 is a bargain.

If you haven't already paid your 2017 dues of \$25 per family, please send a check to:

**PRORA
PO Box 20822
Albuquerque, NM 87154**

Help protect your property values by keeping your neighborhood strong and a great place to live. Please write and mail your check today!



The Neighborhoods of PRORA



PRORA is a Chartered, Non-profit Corporation of the State of New Mexico, registered with the Albuquerque Office of Neighborhood Coordination for the benefit of all residents and homeowners.

PRORA consists of all single-family homes in the area bounded by Lowell, Academy, Tramway, and Spain.

MISSION: The Mission of the Peppertree/Royal Oak Residents Association is to protect the environment, promote community welfare and encourage social interaction. It is designed to foster communication between the neighborhood and city government on plans, proposals and activities affecting the area.

PRORA has introduced a new method for paying your dues in 2017! Members may now pay their annual dues with any major credit card or PayPal card by going to our Website (www.prora.us) and using the PayPal button at the top of the Website. We will still accept personal checks, by filling out the form below and sending that form with your check to our PO Box 20822

PRORA Membership & Renewal Application:

Peppertree/Royal Oak Residents' Association dues are payable on a calendar year basis. Please fill out the form below and send it with a check for \$25 to PRORA, P. O. Box 20822 Albuquerque, NM 87154.

NAME: _____ ENCLOSED DUES: \$25 per year/per family \$ _____

Address: _____ Additional Contribution _____

City, State, Zip: _____ Total _____

Telephone: Home or Cell _____ Work Contact: _____

E-Mail: _____