



HISTORY



In 1990, our association area was divided into Albuquerque Ranch Estates (two homes), Royal Oak, and six development areas each with "Peppertree" in its name. With the bankruptcy of the first developer, new developers and new names entered the area, but the eight geographic home areas persisted. In June 1990, Pat Jankowski with 32 neighbors met with Mary Lou Haywood-Spells, Manager of the Office of Neighborhood Coordination. A Bylaws Committee was chosen. At the first general meeting at Hope Evangelical Church, Pat was elected the first President. Our association is incorporated with the State and registered with the city.

CURRENT PROJECTS

Annual Garage Sale

PRORA puts on a garage sale every year in May or June for all residents who want to participate. PRORA sets a date and provides the publicity. Residents enjoy the free publicity as well as the larger market draw because of the many sellers. This is a great way to reuse that old stuff instead of sending it to the landfill, and making a few dollars at the same time!

Annual Picnic

PRORA puts on a neighborhood picnic every year in September. It has been held at 12215 San Victorio, very generously hosted by Steve and Jan Seligman. The picnic is a great way to meet your neighbors and enjoy some sun, great food, and some volleyball for the energetic! It is also a good way to meet the PRORA board, and often our city counselor

4th of July Bike Parade

This was originally sponsored privately by some neighbors. PRORA sponsorship started in

2014, and after a missed year, will resume in 2016. Neighborhood kids gather near Persimmon and Tamarac and parade on their bikes around the neighborhood to celebrate the holiday.

Great American Cleanup

Every spring, neighbors gather on a Saturday morning as part of the city-sponsored Great American Cleanup. We generally clean around the periphery of the neighborhood, trim excess vegetation, and sweep and rake sidewalks and niches. We typically collect 60-100 bags of trash, and have the city pick it up for disposal.

Neighborhood Communications

PRORA mails newsletter to all of our residents twice a year with current news, announcements, and items of interest. We maintain an email list (see our home page for details) and send perhaps a dozen emails per year intending to provide timely information about events, news items, elections, and neighborhood crime.

PAST PROJECTS

Aluminum Recycling

The neighborhood began a recycling program in 1991 in cooperation with the city. In 1992, the city began curbside recycling so PRORA changed to recycling just aluminum. The proceeds were used to support the organization. The program lasted until April 2012 when it was discontinued due to low participation and low prices. In all, PRORA recycled 8-1/2 tons of aluminum and received \$6500.

New Life Facility

In 2007, a company called New Life proposed to convert the home at 12008 Persimmon Ave into an 11-bed assisted living facility. Among other modifications, the proposal included converting the garage to bedrooms. A group of neighbors with backing and support from PRORA filed a lawsuit alleging the proposal violated the Peppertree restrictive covenants. The lawsuit was successfully settled in September 2009, with the major provision that the facility would be limited to no more than 5 residents. A summary of that agreement is [here](#). A subsequent dispute over legal fees was settled in February 2010, and is summarized [here](#).

Centex House Height

A home being built by Centex corporation was designed to a height of 28 feet, higher than the maximum 26 feet specified in the covenants. The PRORA Board of Directors believed it important to enforce the covenants, and decided to pursue legal action in late 1991. A legal fund was established with contributions from neighborhood residents. The case was successfully resolved with the builder.

Apartment Complex Height

When the La Ventana Apartment complex was being constructed, we found that they were putting up 3 story buildings rather than 2 story as they had originally promised. PRORA succeeded in getting them to agree to make the buildings adjacent to our area only 2 stories.

Water Pressure Problem

When the neighborhood was developed, the infrastructure for water proved inadequate. During the early 1990's as more houses were built, many residents had deficient water pressure which did not allow for proper sprinkler operation and in some cases there were even people unable to

shower on their second floors because of inadequate pressure. PRORA lobbied with the city which tried a number of remedies. In the end, The best solution was an oversize supply line going to High Desert along with an additional line to the PRORA area. This ultimately required coordination with the city and the High Desert developer, and specific approval by the City Council.

Weed Pulling and Spraying

When the neighborhood was built, the parkways -- the area between the sidewalk and the curb - along Spain, Lowell, and Academy were left in loose gravel or dirt. They were subject to considerable weed growth. Starting around 1992, PRORA organized weed pulls to clean up these areas. Starting in 1996, the weed got too thick to pull and so we started spraying, which lasted until the parkways were paved in 2002.

Entryway Art

PRORA submitted grant proposals for artwork at the neighborhood entrances. Our neighbor Susan Weeks led this effort, and saw through the completion of the work. These were installed at Lowell and Tamarac, Lowell and San Victorio, and Lowell and Persimmon. Also installed was the artwork at the corner of Lowell and Spain. Metalwork was done by a local artist John Bell. The artwork at the corner of Lowell and Spain was damaged in an auto accident in early 2011. PRORA, the homeowner, and the city art program (Capital Improvement Dept) all worked together to get it restored. In October 2008, PRORA had the sign at Royal Oak and Spain repainted and re-stained.

Graffiti Removal

In the mid-to-late 1990's, there was a large growth in the city graffiti problem. The PRORA Beautification Committee established a team to help homeowners clean it up. The team functioned for about two years, until the city established their hot line and graffiti removal team.

Lowell Median Landscaping

Landscaping the median on Lowell was one of the very first projects pursued by PRORA. The project went through a number of designs and bond issues before finally coming to fruition in the 2000-2001 time frame.

Spain Median Landscaping

In 2000, PRORA submitted a CIP application to construct the upper Spain median, from Lowell up to Tramway. Since the voters approved all bond issues in the fall of 2001, funding was made available. Construction was completed in 2002.

PRORA Sidewalks

This was our other Capital Improvement Program (CIP) project for 2000. It involves filling in the gaps between the curbs and the sidewalks on Spain, Academy, and Lowell. The project was needed to prevent weeds and grass from growing along our boundary sidewalks. The 2000 CIP projects were approved, and funding was provided. Construction was completed in 2002.

Tramway Sidewalk

This is a funded Capital Improvement Program (CIP) project, submitted by PRORA in 1998, to add a paved walkway along the west side of Tramway from Spain to Academy.

Additional Street Lighting

Early in 2000, after a rash of vandalism incidents, PRORA asked the City to do a lighting survey to see if we qualified for additional street lighting. The survey was conducted in the spring of 2000 -- 16 street segments within the PRORA area qualified for additional

lighting. After polling the residents of those streets, 8 petitions for added lighting were sent to the City Traffic Department for their action. Of those, 7 lights were installed and one was voided by the local residents.

Last Update: 26 May 2017