

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

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Newsletter
April 2016
www.prora.us

227 / 1

Resident
12104 Hickory Ct NE
Albuquerque, NM 87111-6267

Join Us!

~ Renew your Membership ~



BE ALERT - BE AWARE

Reminders from Jill Garcia, Crime Prevention Specialist for Foothills Area Command

Lock your car and do not leave visible items that would tempt someone to break into the car like backpacks, tools, packages, purses, guns, or electronics. These are all items that have been stolen from cars in recent weeks.

Do not leave your car running even for a quick trip back into the house to get your lunch.

Do not leave your car running while walking up to an ATM machine or while you go inside to pay for gasoline.

Lock your home. Break-ins are often through unlocked back windows patio doors or unlocked doggie doors. If you are at home, always let the person knocking on the door know that you are there. You do not have to open the door.
BE SAFE - DON'T BE SORRY

Summer Announcements

Garage Sale June 4 - 9:00 am to 12 Noon
Flyers with info will be delivered to you. PRORA will advertise this event in *The Albuquerque Journal*.

Great American Cleanup April 30
Volunteers Needed

Bike Parade July 4 - as time gets closer, look for signs in neighborhood for time & location. Contact Cherie Lacour 505.980.2227.

New Newsletter Editor Needed
Please contact Board Member

www.prora.us has been updated! -
Thanks Keith for all your hard work.

~See website for info on these items~



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

Currently, PRORA must increase its 25% 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 e-mail 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 50 psi) 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 2016 dues of \$25 per family, please send a check to PRORA (info on back page).

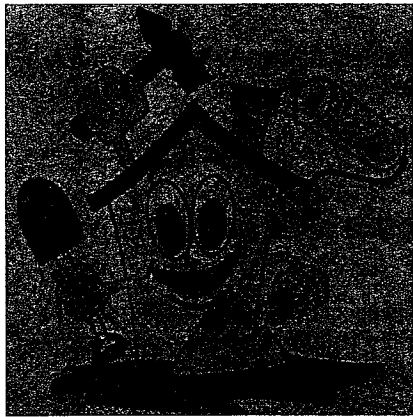


neighbors helping neighbors

NEIGHBORS HELPING NEIGHBORS

Do you know your neighbors' names, how many people live in their house, who visits them on a consistent basis, the cars they drive, or if they work at home or outside the home?

Let's encourage each other to get to know our neighbors on each side of us, and the three houses across the street. It's nice to know that someone helps watch out for us. We never know when life may throw us a curve ball and it's our neighbor/s that could help us in our time of need!



SPRING CLEANING TIME

This includes the yard AND house exterior.
Just a reminder of the Protective Covenants:

#13 Maintenance of lots: Owners of vacant lots and owners of residences will be responsible for keeping their lots cleared of all weeds, trash, or other detracting condition.

#4 Architectural standards: ... No existing building shall be altered, remodeled or changed until plans for such change, alteration or remodeling have been approved by the Architectural Control Committee (ACC).

**Next board meeting - Monday, May 9.
Contact Board Member for Location**

CONTACT INFO:

PRORA BOARD OF DIRECTORS:

District/Rep/Office:

- 1- Kaye Myers - 379.3161
- 2- Amy Pacheco - 332.8205
- 3- Cheri Schlagel-President - 294.8696
- 4- Zane Motteler - 275.9714
- 5- Lori Enright - 503.7587
- 6- Bert Dales-Secretary - 332.0647
- 7- Art Verardo-Treasurer - 296.6602
- 8- John Desautels - 883.0374
- 9- Keith Almquist-Vice President - 294.5651

PRORA COMMITTEES:

Committee/Chair:

Beautification-Keith Almquist

keith.j.almquist@gmail.com

Debbie Reynolds-350.5600

debbie.reynolds@hilti.com

Newsletter Editor-Therese S.

aurora9999@hotmail.com

Gov. Liaison-Steve Seligman-275.2514

rseligman@yahoo.com

Membership/E-mail-Keith Almquist

Security Informant -Ann Dales-332.0647

Webmaster-Keith Almquist

PEPPERTREE ARCHITECTURAL CONTROL
COMMITTEE (Non-PRORA):

Rod Schlagel (Chair) - 294.8696

rlschlagel@btblaw.com

Steve Seligman - 275.2514

rseligman@sunvalleysystems.com

Ron Mansoldo - 332.3325

Steve Shaffer - 400.0586

shafe88@comcast.net

PEPPERTREE PLACE HOA (Non-PRORA):

John Schmidt - President - 291.5494

Joe Maloney - ACC Chair - 299.4330

COACHMAN ESTATES ARCHITECTURAL

CONTROL COMMITTEE (Non-PRORA): Vacant

THE TERRACES HOA (Non-PRORA):

Glen Magee - President - 332.9494

Pat Baker - Vice President - 303.775.3424

Deborah Fincke - Treasurer - 294.3927

Kathleen Gray - Secretary - 247.2992

THE TERRACES ARCHITECTURAL CONTROL

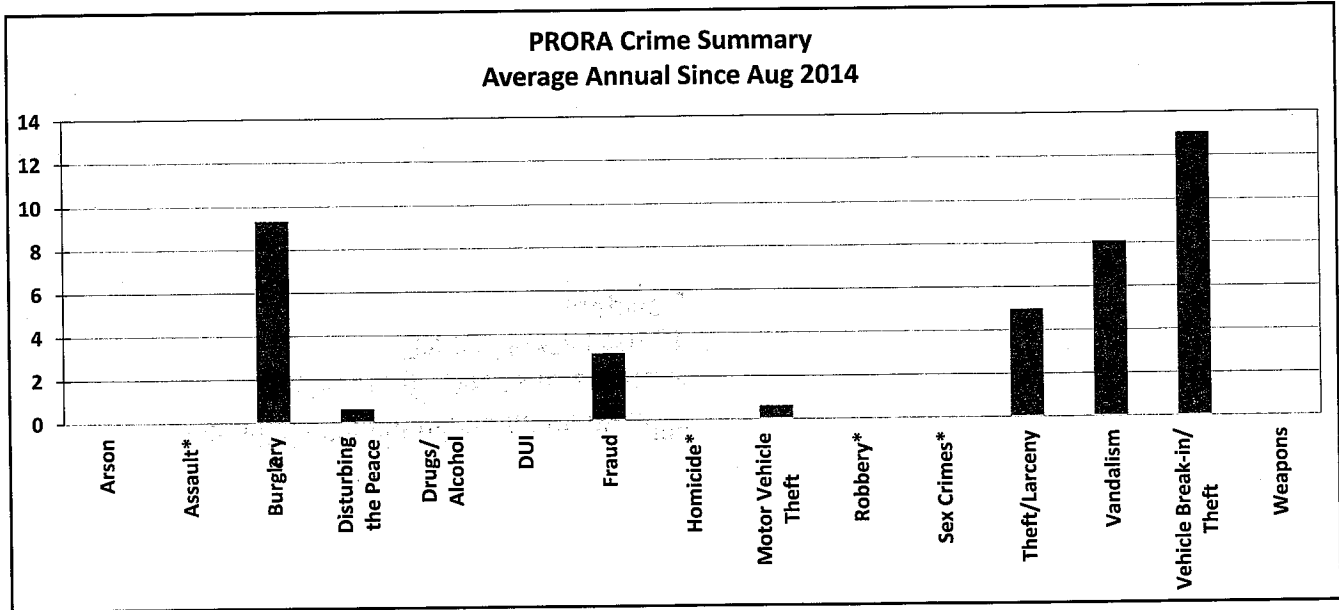
COMMITTEE (Non-PRORA):

Sally Piscotty - 271.1353



WWW.PRORA.US

PRORA



More information: www.prora.us

THERE IS NO POOP FAIRY

SCOOP YOUR POOP
GRAB IT • BAG IT • TOSS IT

BERNALILLO COUNTY
WE'RE MORE THAN YOU THINK

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 \$ _____

Street: _____ Additional Contribution _____

City, State, Zip: _____ Total _____

Telephone: Home or Cell _____ Work Contact: _____

E-Mail: _____

THANK YOU!