Towne Crier

April 2017

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 BOARD OF DIRECTORS

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Paul Bowdoin
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Tom Bussell
James Gilliam
Diane Schulte
~~~~

Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com



President's Message

The Board, with the help of HOAMCO, is working on collection of past due accounts. HOAMCO has been directed to place a lien on each residents home with a past due account of over 90 days and a balance over $750. Most delinquencies fall in this range. We have 8 liens filed - $68,059.97. We have 11 liens with intent to file, $23,311.34. The Board is talking to a real estate attorney about steps we can take beyond a lien. The steps appear aggressive and exciting. Also, letters of compliance and fines will now appear in the Crier, with names and addresses withheld.

In addition, we also have a problem with some backyards not being maintained. The Board has created a Compliance Committee which will monitor this problem. Along with photos, a request that the yard be cleaned within a reasonable time will be mailed to the homeowner. If the problem isn't resolved, a fine will be imposed and finally a crew will be sent in to clean the yard and the homeowner will be billed.

Spring has officially arrived and it's time to get outside and get rid of the winter's leftovers. You might have noticed over the weekend of March 24-27 we had a dumpster brought in by the city and placed near the clubhouse parking lot. It will be back the last weekend of April. Please make good use of its availability and we will continue to bring it in. Along with the fallen leaves, pruning's, etc., you can dispose of large items not normally collected in our weekly trash pick-up, however, no tires will be accepted.

We have had two loud parties recently. The Board is looking into every possible way we can control this problem. The last party had guests arriving as late as 1:00 AM. Most of us live here because it's private, quiet and safe, but guests knocking on doors looking for the party as late as 10:00 PM and later is unacceptable! The resident who owns the home is responsible and has received notification of the maximum fine being imposed, no warning letter. We will use Tru Security Company in the future to control late and loud parties, along with APD.

With the warmer weather, we are glad to see more residents enjoying the parks, walking our safe, quiet streets and pathways. The Playground Committee is considering a purchase of new commercial grade playground equipment for the east park.

We hope you have a great month!

Paul Bowdoin
President, TPHOA

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, April 11, 2017

6:30 PM at the Clubhouse
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Management Corner
Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners:

As I mentioned in the last Crier HOAMCO has added a new financial Summary portion for the Crier starting this month that will be easier to read and understand.

I also wanted to let everyone know that Towne Park will be getting bids to replace the rocked pathway by the pond with a sidewalk.

With Springs arrival more homeowners will be out walking their dogs so please remember that all animals need to be on a leash when walking your dog in the community.

Wishing everyone a fantastic April and enjoy the warmer weather.

Cherish Jaramillo
505-888-4479 ext. 2125
505-291-8379
cjaramillo@hoamco.com

Social Committee Update
Jeanne Breck, Social Committee

Our "Potluck Parade" was held on March 18th and by the sound of it, everyone enjoyed themselves with great food and friendship. With a St. Patrick's Day theme, we had lots of '*wearin' o' the green*"! We even had residents share their Irish recipes but sadly nobody brought their bagpipes or did their Irish gig!! We had approximately 45 people in attendance and four very "lucky" residents won door prizes.

A reminder to please mark your calendars as our next Towne Park Social "Spring Fling" will be May 27 at the Clubhouse.

Towne Park Yard Sale
Chris Farmer, TPHOA Board

The Yard Sale has been a huge success in the past! The next event will be Saturday, May 20th from 8:00 AM to 2:00 PM. So mark your calendars. The weather "should" be great at that time.

Please remember to sign up at the Clubhouse so your address can be included on the map to help shoppers find your home!

There will be a $5.00 charge which can be dropped off at the clubhouse in an envelope with your name/address and placed in the drop box, or it can be added to your monthly statement.

Thank you to everyone who participates, hope you have fun!

Emergency Contact Information
Eloise Colocho, Resident

Forms are in the clubhouse for updating/reporting this ASAP. Towne Park is like a small village. Get to know your trusty neighbors and tell them when you're out of town, etc. Let's watch out for each other and decrease crime as a side effect/benefit.

Calendar Listings

Last month we let you know about the invitation to join "*Those Who Wish to Dine"* on Tuesday evenings. A few new diners have joined the group. There is also a group who goes to lunch on the last Friday of the month...*The Towne Park "Lunch Bunch"* will also be added to the monthly calendar. Check it out...why stay home when you can enjoy Albuquerque's restaurants and get to know your neighbors!

Thanks to Gerri Pregent for organizing these monthly outings!





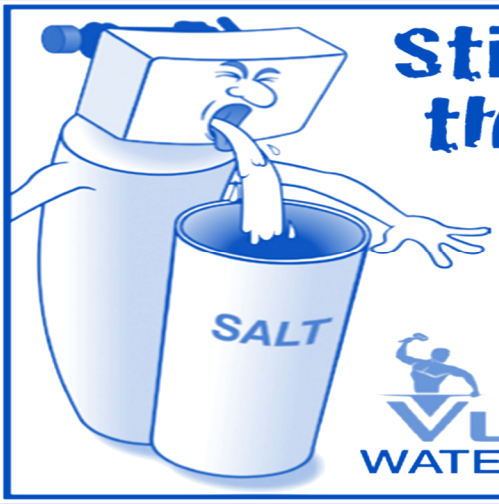
HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
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FINANCIAL SUMMARY
January 31, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	125,531.28	Accounts Payable	7,852.24
Cash in Bank - Reserve	486,617.18	Prepaid Assessments	13,663.96
Cash in Bank - Land Lease	120,274.88	Security Deposit	1,100.00
Cash in Bank - Rental Escrow	1,100.00	Land Lease Loan	6,297,635.73
Accounts Receivable	81,240.52	Operaring Equity	117,606.17
Master Land Lease	6,415,000.00	Reserve Equity	579,373.61
Prepaid Insurance	15,407.00	Land Lease Equity	227,939.15
TOTAL ASSETS	**7,245,170.86**	**TOTAL LIABILITIES & EQUITY**	**7,245,170.86**

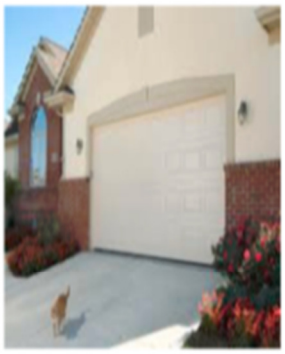
	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**101,435.94**	**101,435.94**	**97,961.68**	**3,474.26**
EXPENSES				
Administrative	15,746.50	15,746.50	25,299.12	9,552.62
Building Maintenance	4,217.30	4,217.30	4,311.58	94.28
Grounds Maintenance	13,239.27	13,239.27	13,550.01	310.74
Pool/Spa/Clubhouse	1,081.28	1,081.28	433.34	(647.94)
Utilities	17,889.68	17,889.68	24,125.00	6,235.32
Transfer Between Funds	41,220.44	41,220.44	41,117.44	(103.00)
TOTAL EXPENSES	**93,394.47**	**93,394.47**	**108,836.49**	**15,442.02**
SURPLUS/(DEFICIT)	**8,041.47**	**8,041.47**	**(10,874.81)**	**(11,967.76)**



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Call Jeremy Goodwin at Nationserve for questions or to set up a free consultation.

505-274-5674

JGoodwin@Nationserve.com

NATIONSERVE

Looking for something to do during the month of April?

You only have to look as far as the City of Albuquerque website.

www.cabq.gov/culturalservices

There's a great variety of events throughout the month, such as:
Fishing Derbies,
Japanese Garden Tours,
Open Space events,
Half-Price Weekend at the Zoo,
Aquarium and Botanic Garden.
Go exploring at...

www.cabq.gov/culturalservices

Century 21

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Bill Shue

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Towne Park Calendar of Events

April 2017

April 1, April Fool's Day!

April 11,Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

April 16, Easter Sunday

April 18, Tuesday
Those Who Wish to Dine at Cervantes
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

April 28, Friday
Towne Park "Lunch Bunch" Dine at Vic's Vittles
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

Save these May Dates!
May 20, Saturday
Towne Park Community Yard Sale

May 27, Saturday
"Spring Fling"

Monday, Wednesday, Friday
Aerobic Exercise Class in the CLUBHOUSE!
9:15 - 10:00 am

Towne Park Homeowners Association

Towne Park Clubhouse Hours
Monday - Friday
7:00 AM - 4-:00 PM
505-291-8379 Office

Homeowners Association Management Company (HOAMCO)
Community Association Manager:
505-888-4479 Ext. 2125
Email: cjaramillo@hoamco.com

COMMON AREA EMERGENCIES :
Monday - Friday: 505-417-0031

AFTER HOURS AND WEEKENDS
Contact HOAMCO: 855-210-0353

EMERGENCY 911 OR 242-COPS

Towne Crier
Notifications and Classified Ads

Please send materials in jpg or pdf format
To: Cherish Jaramillo at cjaramillo@hoamco.com
or Jim Smith at Jrsmith4310@hotmail.com

Deadline is the 20th of each month

ADVERTISING RATES:
Business Card $45 Quarter Page $75
Half Page $125 Full Page $210

Advertisement payments should be sent to:
Jim Smith
425 Towne Park Drive NE
Albuquerque, NM 87123

April 2017

Su	Mo	Tue	We	Th	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

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