Towne Crier
August 2016



TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2016 BOARD OF DIRECTORS

OFFICERS

Jim Jones
President

Paul Bowdoin
Vice President

Chris Farmer
Secretary

Tim Walker
Treasurer

DIRECTORS

Tom Bussell
James Gilliam
Glenn Harrington

ALTERNATE

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Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

With the transition from Sentry to HOAMCO there have been errors in some resident's accounts. Some deposits made to Sentry were not forwarded to HOAMCO. The Board has directed HOAMCO to assess no penalties or late charges until the accounts have been reconciled. If you believe that your account has not been properly credited, please make copies of your documents and forward this information to Cherish Jaramillo so that HOAMCO can have one of their accountants research each case and provide answers to you.

Though there are concerns about how Sentry managed and maintained Towne Park's accounts (Failure of Sentry to collect delinquent accounts, shortages in the cash receivables accounts and writing off of debts without Board authorization.) the final accounting provided by Sentry shows that in the month of May our income exceeded expenses by $4,263.25. Additionally, total cash assets exceeded $680,000.00.

Sentry gave notice to Towne Park on March 8, 2016 that Sentry would not …"renew the contract scheduled to expire May 31, 2016"… that should have been adequate time for Sentry to prepare for the transfer to the new company (HOAMCO), as required in Sentry's contract. It appears that Sentry Albuquerque delayed arrangements for the transition until their contract ended on May 31, 2016. HOAMCO however began their effort on behalf of Towne Park immediately upon receipt of their contract in May, at no cost to Towne Park.

The Board members received a letter (from Mr. Howard Pomp, Chairman and CEO of Sentry dated July 1, 2016) stating that …"we are searching for the reason you did not renew your relationship with Sentry Management." It would seem that there was a complete breakdown in communication between the Sentry Albuquerque office and Sentry Corporate offices. The Board tried to avoid the loss of Sentry by reporting issues to Mr. James W. Hart, Jr., President of Sentry Management, Inc. On January 20, 2016 the Board requested Sentry's Corporate Office to provide assistance in resolving our issues. Though we were assured that Sentry's President was being informed of our concerns there was no reply from Sentry Corporate.

On July 20, 2016, Mr. Pomp responded to a request for assistance in getting information needed to complete the audit of Sentry accounts authorized by the Board as part of the transition to a new management agent as follows:

President's Message Continued on Page 2

Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, August 16, 2016 6:30 PM Clubhouse

President's Message Continued

…"I have confirmed that all of the records regarding Town Park have been transferred to the new management company per your request. I am sympathetic to the situation and I empathize with your frustration about not being able to complete the audit. There is nothing more that we can do since all of the information and records have been transferred. Thank you for working with Sentry a Management in the past."…

The water bills will be much higher this month due to the extreme heat that we have endured in Albuquerque. Our water usage is based upon a formula that gives us twice our winter

average before the overuse penalty kicks in. We have made strides to reduce our overall water usage which sometimes hurts us in the summer. Most summer months we have a penalty (this is the same as in previous years) but because of the high usage for running our swamp coolers, additional home use for watering as well as an effort to keep our grass green we can expect a much higher bill until the heat dissipates.

Last month I made a statement that was not correct. Although there was a effort last year to create an accommodation for residents that wished to reserve the eating area of the east pool, the Board members that were working on the proposal for revision to the rules did not complete this project before their departure. I lost track of this project and therefore was in error when I stated that "you must arrange for the pool and eating area and pay a modest fee". The pools and eating area may not be reserved for exclusive use and you may not exceed the limit of four guests per resident. I apologize for making this statement which resulted in some confusion.

Enjoy the pools and common grounds but please be considerate of the other residents.

Jim Jones
President

Towne Park Social Committee News

Two events for August! August 2 is Take Back the Night and August 27 is the quarterly coffee.

Neighborhood Night Out - Take Back the Night Event - Antique Car Show

The Social Committee is excited about once again hosting the Tuesday night, August 2nd "Neighborhood Night Out" picnic. We have changed the venue but it will still be on the same date and time. The event will now be at the Clubhouse, Pool and surrounding area from 4:30 to 7 PM. It will be held in conjunction with "Take Back the Night", a nationally recognized event for communities to gather, meet their neighbors and to mingle with the local police force. In conjunction with this event, we will host an Antique Car Show in the West parking lot by the tennis courts. We ask you to park no later than 4:00 PM. Towne Park will furnish drinks (water, tea, and lemonade), paper plates, cups and napkins and provide the main dish. Please bring a side dish or a dessert that will compliment the sandwiches. Also bring a blanket and chairs to picnic at the park and pond area. We will have James Gilliam DJ the event. He did a great job for the 50's party and looks like now he is our designated Towne Park DJ when available! We encourage you to attend and meet your neighbors.

We are holding a raffle with proceeds once again being donated to continue making improvements to the children's playground and pool area. We have a beautiful "Papago" woven basket with a lid-Circa 1970 that was donated by Helen Martin. We also have other prizes for the raffle tickets. Tickets are $1 each or 6 for $5. You can purchase tickets up to 6:30 PM on August 2. You need not be present to win.

Towne Park Quarterly Coffee

The quarterly coffee will be held on Saturday, August 27 from 10 – 11:30 AM in the Clubhouse. It will be a fun lecturette and exercise to learn what your communication style is (Frog, Giraffe, Turtle or Bear) and how to flex so that you can communicate more effectively. Nothing is more important than the ability to successfully interact with others. This overview will show how to identify and understand communications habits. Come find out your style!

BALANCE SHEET
MAY 2016

		OPERATING	RESERVE	GROUND LEASE	ESCROW	TOTAL
	ASSETS					
	CURRENT ASSETS					
1005	OPERATING FUNDS - NEW MANAGEMENT COMPANY	5,000.00				5,000.00
1015	UNION BANK - CHECKING - LOCKBOX	2,498.29				2,498.29
1040	NEW MEXICO BK/TR - CHECKING - PRIMARY	1,397.49				1,397.49
1041	LOS ALAMOS NATL BK			79,601.34		79,601.34
1060	EDWARD JONES - MAINTENANCE RESERVE		499,087.12			499,087.12
1062	LOS ALAMOS NATL BANK - CKG - RESERVE		2,818.00			2,818.00
1063	LOS ALAMOS NATL BANK - SAVINGS - RESERVE		5,438.64			5,438.64
1069	EDWARD JONES - LAND LEASE RESERVE			85,946.88		85,946.88
1085	NEW MEXICO BANK & TRUST - ESCROW ACCOUNT				1,100.00	1,100.00
		8,895.78	507,343.76	165,548.22	1,100.00	682,887.76
	ACCOUNTS RECEIVABLE					
1210	ASSESSMENTS	30,159.15				30,159.15
1220	GROUND ASSESSMENT	32,528.27				32,528.27
1230	WATER ASSESSMENT	12,246.94				12,246.94
1240	PROPERTY TAX ASSESSMENT	4,193.66				4,193.66
1250	LEGAL FEES	13,028.10				13,028.10
1260	ALLOWANCE FOR DOUBTFUL ACCOUNTS	(28,061.69)				(28,061.69)
1280	DUE FROM OPERATING TO RESERVE		39,317.48			39,317.48
1281	DUE FROM RESERVE TO OPERATING	818.00				818.00
1284	DUE FROM OPERATING TO GROUND LEASE			300.00		300.00
1286	DUE FROM LAND LEASE TO OPERATING	10,000.00				10,000.00
		74,912.43	39,317.48	300.00	0.00	114,529.91
	PREPAID ASSETS					
1310	CAPITAL PREMIUM INS 2/1/16-17 $16284.05	10,856.00				10,856.00
		10,856.00	0.00	0.00	0.00	10,856.00
	PROPERTY AND EQUIPMENT					
1510	TOWNE PARK MASTER LAND LEASE			11,000,000.00		11,000,000.00
1511	HOMEOWNER LAND LEASE BUY OUT			(4,247,000.00)		(4,247,000.00)
		0.00	0.00	6,753,000.00	0.00	6,753,000.00
	TOTAL ASSETS	94,664.21	546,661.24	6,918,848.22	1,100.00	7,561,273.67

BALANCE SHEET
MAY 2016

		OPERATING	RESERVE	GROUND LEASE	ESCROW	TOTAL
	LIABILITIES					
2010	ACCOUNTS PAYABLE	57,971.38				57,971.38
2013	ACCOUNTS PAYABLE - RESERVE		818.00			818.00
2014	ACCOUNTS PAYABLE - LAND LEASE			10,000.00		10,000.00
2038	PRIOR YEARS FUNDING FR OPERATING BUDGET			1,178,765.33		1,178,765.33
2039	CURRENT YEAR FUNDING FR OPERATING BUDGET			166,654.00		166,654.00
2042	LAND - LOAN INTEREST EXPENSE			(1,164,039.93)		(1,164,039.93)
2120	CAPITAL FIN 9 PYMNT 2/16-10/16 $11958.30	6,643.50				6,643.50
2121	LOS ALAMOS NAT'L BK-$11,096,000 6/1/2043			6,728,745.82		6,728,745.82
2130	PREPAID ASSESSMENTS	4,252.04				4,252.04
2131	PREPAID GROUND ASSESSMENTS	1,329.73				1,329.73
2132	PREPAID WATER ASSESSMENTS	505.41				505.41
2133	PREPAID PROPERTY TAX	321.34				321.34
2190	ESCROW - SECURITY DEPOSIT				1,100.00	1,100.00
		71,023.40	818.00	6,920,125.22	1,100.00	6,993,066.62
	RESTRICTED EQUITY - RESERVES					
2270	FUTURE REPLACEMENT/MAINTENANCE		539,544.13			539,544.13
2368	LAND LEASE RESERVE			68,425.10		68,425.10
	SPENT FROM RESERVES					
		0.00	539,544.13	68,425.10	0.00	607,969.23
	OPERATING EQUITY					
2635	UNREALIZED GAIN/LOSS - RESERVE		6,299.11			6,299.11
2636	UNREALIZED GAIN/LOSS - LAND LEASE RSV			7,547.29		7,547.29
2650	PRIOR YEAR SURPLUS (DEFICIT)	31,161.58				31,161.58
2653	RESERVE CONTRIBUTION TO CLOSINGS COSTS			75,000.00		75,000.00
2654	LAND LEASE CLOSINGS COSTS			(152,249.39)		(152,249.39)
	CURRENT YEAR SURPLUS (DEFICIT)	(7,520.77)				(7,520.77)
		23,640.81	6,299.11	(69,702.10)	0.00	(39,762.18)
	TOTAL LIABILITIES & EQUITY	94,664.21	546,661.24	6,918,848.22	1,100.00	7,561,273.67

"Take Back the Night" Car Show



August 2, 4:30 – 7 PM



Bring your car to display

West side parking lot Reserved just for you!

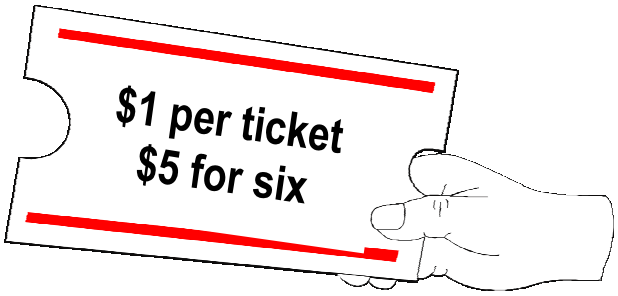


PLAYGROUND SWEEPSTAKES

"Papago" basket donated by Helen Martin and other prizes
Ticket sales 4 – 6:30 PM on Aug 2
Drawing at 6:45 PM
Need not be present to win



All proceeds will be donated for Improvements to the Children's Playground and Pool Area





Michael Dunn
Associate Broker

COLDWELL BANKER LEGACY

Mobile - (505) 379-5849
AbqDunn@gmail.com
Office - (505) 292-8900
www.ABQDunn.com

505 Swope Park Avenue NE

• Backs up the the Park and Pool • 4 Bedrooms • 2 Full Bathrooms
Single Story • Fully Remodeled Kitchen • Brand New Carpet
• Fresh Custom Paint

Call **Michael Dunn** for more info and for pictures! OR Text "869965" to **505-229-9999** to receive a short video of the photos of this home!







Each Office Is Independently Owned And Operated.

LEILANI ATENCIO
Associate Broker
Team Talbot
(505) 934-7573 CELL
(505) 292-8900 OFFICE
(505) 237-8581 EFAX
leilani.atencio@cblegacy.com

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Towne Park Calendar of Events

August 2016



August 2, Tuesday 4:30 - 7 PM
Neighborhood Night Out/Take Back the Night
West side Clubhouse, Pool and Park
Towne Park will supply the sandwiches and drinks
Bring a side dish or dessert to share and a blanket

August 16, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

August 9, Tuesday
Those Who Live Alone
Dine at Cervantes
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

August 27, Saturday
Quarterly Coffee
10:00 - 11:30 AM, Clubhouse

SAVE THESE DATES:

September 10, Saturday
Towne Park Fall Yard Sale

Water Exercise Class @ the East Pool
Monday, Wednesday, Friday
9:00 - 10:00 AM

Towne Park Homeowners Association

Please note new and updated information!

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 as a pdf or jpg file
To: Cherish Jaramillo at cjaramillo@hoamco.com
Deadline is the 20th of each month

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

Send advertisement payments to:
Jim Smith
425 Towne Park Drive NE
Albuquerque, NM 87123

HOAMCO CLUBHOUSE OFFICE HOURS
9:00 AM - 12:00 NOON, AS INDICATED BELOW

August 2016

Sun	Mon	Tue	Wed	Thu	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	31			

Spring & Summer Watering Restrictions
Time-of-Day Watering Ordinance
Annually, April 1 - October 31
No sprinkler usage from 11 am to 7 pm

EAST/WEST SWIMMING POOL HOURS
WEST POOL
Swimming Daily 9AM to 10PM
Tues – Closed until 3PM for chlorination treatment
EAST POOL
Swimming Daily 9AM to 10PM
Tues – Closed until 3PM for chlorination treatment
EXCEPTIONS
Mon, Wed & Fri: Exercise Class 9AM - 10AM
Lap Exercise Swimming
Mon – Fri 10AM – 11AM AND 9PM – 10 PM
Sat & Sun 8AM to 9 AM
BOTH POOLS CLOSED AT OTHER TIMES