Towne Crier
August 2017

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 BOARD OF DIRECTORS

OFFICERS

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Tom Bussell
James Gilliam
Diane Schulte

Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

We're still in the middle of Summer but the air will begin to change soon as we head into Fall. Until then, we hope you continue to enjoy the pools, tennis courts and parks while the weather is in our favor. We really do live in a beautiful community!

Here are a few important agenda items from the July 18th Board meeting:

- The Audit has been completed and is available on the HOAMCO website portal.
- We have once again recast the note with LANB. Our payment is reduced from $35,379.27 per month to $33,905.14 per month. This gives us a savings of $1,474.13 per month or $17,693.80 per year. With 195 lots sold as of July 1st and more to close, we're on track to recast again mid to late August.
- Diane Schulte and her very able helpers: Glen Witt, Jeanne Breck, Helen Martin and Martha Reyes were responsible for organizing the past Homeowner Real Estate Files. A huge undertaking! Thank you all.
- The Towne Park Homeowners Association By-Laws are being updated to address a concern by some residents that the Social Committee is not listed as a Standing Committee. The By-Laws give the Board the authority to add committees as it desires. These changes are being addressed and will be published by the August Board meeting.
- The Violation Policy was approved by the Board and will be included with this month's mailing of your Crier and monthly billing.
- We hope you will plan to attend our neighborhood functions at the Clubhouse in August. We have the National Night Out on August 1st and Los Alamos National Bank is making an important and timely presentation Saturday, August 19th for those homeowners who have not yet purchased their land along with other information. Please consider attending both events. In addition, please read the LANB ad on page four of this Crier for the announcement of the Grand Opening of their new location...sounds like a lot of fun!

We also want to thank all of our residents for following the rules and not using fireworks over the Independence Day Holiday. However, I'm sure everyone noticed there was quite a bit of celebrating going on in the surrounding neighborhoods!

See you around the park!

Paul Bowdoin
President, TPHOA

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, August 15 , 2017 6:30 PM at the Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners,

I hope everyone is enjoying the very warm weather and had a safe Independence Day. You all will notice that the newly implemented Violation Policy was approved by the Board of Directors and is included with your statements and Crier this month. Please take a moment to read through the policy so that you're aware of the policy and changes that will be happening regarding violations within your community. There will be a **Violation Coordinator (Pam Hooker)** that will be driving the community starting August 15th and then returning every 15 days to re-inspect open violations and inspect for new violations. If you have any questions please feel free to contact myself or Pam and we will be happy to explain any questions that you might have. I have included her email and phone number below if you would like to email with any questions.

Phooker@hoamco.com or 505-888-4479 ext. 2118

The whole purpose of the Violation Policy is to insure that Towne Park continues to be a beautiful community that you are proud to call home.

Cherish Jaramillo
Towne Park Community Manager/HOAMCO
505-888-4479 ext. 2125
505-291-8379
cjaramillo@hoamco.com

Library News

Do you have some old movies lying around, taking up space? Donate them to the Towne Park Library. Bring them to the Clubhouse and Sal and Barbara Ruggieri will add them to the very organized library shelves. They can then be available for others to enjoy! And, if you haven't, take a little time to check out the shelves for some summer reading!

Thanks Barb and Sal!

Towne Park Social Committee



On **Tuesday, August 1, 2017**, neighbors throughout Towne Park are being invited to join forces with thousands of communities nationwide for the National Night Out Crime and Drug Prevention" event. National Night Out is co-sponsored locally by the Albuquerque Police Department. In all, over 16,000 communities and about 38 million people worldwide are expected to participate.

National Night Out is designed to heighten awareness against crime prevention and drug awareness; generate support for, and participation in, local anti-crime efforts; and lastly strengthen police and community partnership; and send a message to criminals letting them know neighborhoods like ours are organized, aware, and fighting back.

From 4:30 to 7:00 pm on August 1, 2017, residents in our community and across the nation are asked to lock their doors, turn on outside lights and spend the evening at the club house with neighbors and the police. The Albuquerque Police department has always had a strong bond with its citizens and you can expect to see **YOUR** police department out in force.

National Night Out showcases the vital importance of police-community partnerships in our fight to build a safer nation, one community at a time. On August 1, 2017, we invite the residents of Towne Park to join us in Giving Crime & Drugs a Going Away Party.

Our next event will be a Saturday morning coffee on September 23rd. The program will be "Vulcan Water Products" which will better inform our residents of more useful and less costly use of our water.

Jeanne Breck
Social Committee

HOAMCO

FINANCIAL SUMMARY
June 30, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	61,361.10	Accounts Payable	9,654.68
Cash in Bank - Reserve	577,327.19	Prepaid Assessments	12,630.64
Cash in Bank - Land Lease	98,936.62	Security Deposit	-
Cash in Bank - Rental Escrow	-	Land Lease Loan	6,036,863.41
Accounts Receivable	92,564.28	Playground Funds	525.00
Master Land Lease	6,207,000.00	Operaring Equity	97,138.43
Prepaid Insurance	8,622.00	Reserve Equity	629,625.82
		Land Lease Equity	259,373.21
TOTAL ASSETS	7,045,811.19	TOTAL LIABILITIES & EQUITY	7,045,811.19

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	108,385.88	627,251.64	629,756.58	(2,504.94)
EXPENSES				
Administrative	19,500.65	133,554.32	177,144.22	43,589.90
Building Maintenance	4,347.54	27,025.83	25,869.48	(1,156.35)
Grounds Maintenance	10,743.75	81,121.74	80,050.06	(1,071.68)
Pool/Spa/Clubhouse	1,690.63	8,914.73	2,600.04	(6,314.69)
Utilities	36,722.52	143,503.28	144,750.00	1,246.72
Transfer Between Funds	40,499.44	245,558.01	243,614.64	(1,943.37)
TOTAL EXPENSES	113,504.53	639,677.91	674,028.44	34,350.53
SURPLUS/(DEFICIT)	(5,118.65)	(12,426.27)	(44,271.86)	31,845.59



REALTOR®

Cell: 505-263-5581

Office: 505-293-8400

Century 21 Unica Real Estate

As of July 20th, 25 Homes have Sold in Towne Park this Year and 8 other Homes are currently Pending Closing.

The BEST year for home sales in Towne Park in a long time!!

If you would like more detailed information or a Market Analysis on your home, please contact me.

E-mail me at ABQshue@aol.com





Mama & Her Ducklings: Sunbathing & a Lil' Siesta.
Submitted by *Rayanne Valdivia*

Seven baby ducks and a snuggly Mom
Watching them grow has been oh so fun,
Splashing in the pond is one of their many adventures
Keeping away from hawks and all the furry critters,
I check on them daily just to say hi
Wondering when they will learn how to spread
their wings and fly.

Photos by Rayanne Valdivia and Sue Bowdoin





Each Office is Independently Owned and Operated

LEILANI ATENCIO
Associate Broker
Your Towne Park Specialist
(505) 934-7573 CELL
(505) 292-8900 OFFICE
leilani.atencio@cblegacy.com

COLDWELL BANKER LEGACY
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Los Alamos National Bank

BLOCK PARTY

Grand Opening Celebration
Community FREE Fun

Orbit, Donnie Chase, Bouncy House, Live Music

Saturday, August 5th, 2017
10am - 2pm
7445 Pan American Freeway NE
Albuquerque, NM 87109

LBI&R

Living, Buying, Investing, & Retiring

Presented By

Dean Cross • Doreen Kelsey • Codie Hardy • Julie Ponce

Refreshments, Door Prizes, and Giveaways

Saturday, August 19th, 2017
10am - 12pm
425 Towne Park Drive
Albuquerque, NM 87123

LANB
Creating a better way.

Los Alamos National Bank
LANB NMLS # 546116
Telephone: 505.662.5171
Toll Free: 800.684.5262
LANB.com
MEMBER FDIC **Equal Housing Lender**

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Towne Park Calendar of Events

August 2017

August 1, Tuesday
National Night Out
4:30 - 7:00 PM, Clubhouse

August 8, Tuesday
Those Who Wish to Dine at Ho Lo Ma
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

August 15, Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

August 19, Saturday
LANB Presentation
10:00 AM - 12:00 PM, Clubhouse

August 25, Friday
Towne Park "Lunch Bunch" Dine at Applebee's
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

Monday, Wednesday, Friday
Water Exercise Class at the EAST POOL!
9:00 - 10:00 AM

HOAMCO CLUBHOUSE OFFICE HOURS
10:00 AM - 1:00 PM, AS INDICATED BELOW

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

SECURITY COMPANY
Albuquerque Courtesy & Parking LLC (ACP)
505-232-0105

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 for Crier submissions is the 20th of the 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

August 2017

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

When you walk your dog in our parks, please use the plastic bags available from the dispenser and then...dispose in a red trash container.
Be a considerate dog owner!
Thank You!

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
Exercise Class Mon, Wed & Fri: 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