Towne Crier

December 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

On behalf of the Board of Directors, I would like to begin by wishing everyone in the community the very best of holidays! It's a busy season beginning with Thanksgiving through New Year's.

Towne Park looks great even as the wind has taken the last of the leaves off the trees and the weather has changed to more seasonal temps. Recently a friend of ours visited and not only did he not know this community even existed, he thought it was a beautiful place to live. Aren't we lucky!

We really do have much to be thankful for as residents of Towne Park! We're happy to have Cherish Jaramillo and HOAMCO on board and so very lucky to have Jim Smith and Robert Everett on staff. We have a very hard working and committed Board that works for us all, every day. And again, we all know what a great job the Social Committee is doing. They put on a fabulous Thanksgiving Potluck last month and next is the Crockpot Christmas event...don't miss it! There are many more people to thank for their endless hours of volunteering. It does '*take a village*' to run our great community so take a minute to thank them when you have a chance! The next time you're in the Clubhouse notice the newly installed ceiling fans. This addition will make our Clubhouse events much more pleasant especially in the warmer months.

A few other things to take note of in this month's Crier: December 15 is the deadline to receive applications if you're interested in running for a Board of Directors position; the Protocol for Homeowner Participation at Board Meetings is included; you're input is needed for the update of the Residents Guidebook and volunteers are needed for the Playground Equipment Committee. Enjoy the photos from the Fall Carnival and the Thanksgiving Potluck. Please also support those who advertise each month. Finally, consider attending a Board of Directors meeting as well as the Annual Meeting in February. Being involved, supporting each other, will only make us a stronger community.

We wish you a safe holiday season in all the ways you choose to celebrate!

Paul Bowdoin
Vice President

Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, December 13, 2016 6:30 PM Clubhouse

Management Corner

Hello Towne Park Homeowners,

HOAMCO Management started with Towne Park in June and I have met most of you or at least talked with you on the phone but I wanted to introduce myself and if you ever have a question please feel free to email me or call me at any time.

My Towne Park office hours are every Tuesday from 10:00 am-1:00 pm except on Board Meeting Tuesdays and I am in the Towne Park office from 3:00 pm-6:00 pm. I am also in the Towne Park office on the first two (2) Thursdays of the month from 10:00 am-1:00 pm. But please don't hesitate to call me at any time if you need assistance.

A big thank you to everyone that has been so kind in the transition to HOAMCO and our goal is to continue to make Towne Park a great place to call HOME.

Cherish Jaramillo

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

Wintertime Reminders
Expectations for Dealing with Snow and Ice

This is a review of the general guidelines contained in the Association's snow and ice removal contract. You must remember that the policy of the association is to take action if the streets are impassable. Just because it snows, you should not automatically expect that the streets will be plowed or that all snow will be removed. The response depends on several variables - including the severity of the storm, the amount of snow, the condition of the streets, and the forecast. The Board of Directors has developed guidelines contained in the snow and ice removal contract, which are used to help determine the response. These guidelines were developed to help balance the need to keep streets passable and safe, with common sense budgetary constraints. You can imagine how high the monthly assessments would be if we were to dispatch crews to completely clear all streets every time it snowed. All decisions are based on conditions.

Playground Equipment Committee

The TPHOA Board has approved the formation of a temporary committee to research and make recommendations for possible refinements to the Children's Playground in the East Park. Homeowners with an interest in participating should leave their name and contact information at the Clubhouse Drop Box in an envelope marked "ATTENTION PLAGROUND" before December 10, 2016.

Towne Park Homeowners Association Resident Guidebook

The Resident Guidebook is in the process of being updated and the Board would like to have homeowners ideas and input on changes. Please put ideas in an envelope and drop off to Jim Smith or Cherish Jaramillo in the Towne Park office.

Towne Park Homeowners Association

Protocol for Homeowner Participation at Board Meetings

Whereas the Towne Park Homeowners Association Board of Directors (the "Board) welcomes the attendance of homeowners in good standing at the regular or special-purpose meetings of the Board of Directors; and

Whereas the Board desires to assure efficient and effective conduct of it's meetings in a manner consistent with Robert's Rules of Order.

1. Any homeowner in good standing who is not a member of the Board is welcome to attend any and all Board meetings; and
2. No homeowner may speak or otherwise participate in the meeting without approval of the Board Chairperson; and
3. Upon arrival at the meeting, the homeowner in good standing shall be asked to identify him or herself so that attendance can be properly documented in the minutes of the meeting; and
4. The presence of the homeowners in good standing shall be generally accepted as their commitment to become more aware of the nature of subject matter being addressed and conduct of business at Board meetings. Those who have previously requested to address a specific matter of personal interest fall into a second category. In that case, provided that matter is on the agenda, the homeowner shall be permitted to speak for no more than three (3) minutes on that matter when it is brought up during the meeting. IF the homeowner's matter of interest is not on the agenda, the homeowner shall be permitted to speak on his/her matter of interest for no more than (3) minutes prior to the conclusion of the meeting. Extension of time to speak may only be granted by consensus of the Board; and
5. A homeowner in good standing is not to use their time to dispute a personal fine, ticket, or assessment. A general discussion about the TPHOA penalty policy is acceptable; and
6. Any homeowner who wishes to present his or her specific concerns in a more formal way, and believes that the matter will require more than three (3) minutes, must notify the Association Manager no less than three (3) days in advance of the meeting. Such notification must state the nature of the homeowner issue, as well as the approximate amount of time requested to make the presentation. Subject to the discretion of the Board, the homeowner shall be granted the requested time, or asked to attend a meeting at a later time, or asked to limit his/her presentation to a lesser amount of time; and
7. The Board has the discretion to discontinue homeowner comments if it finds such comments to be discourteous, disruptive or inappropriate; and
8. A homeowner who is not a member of the Board may not make motions, second motions, discuss or vote on any matters coming before the Board; and
9. A homeowner attending a Board meeting may not have access to the Board "packet" or any other documentation that might contain sensitive information about other homeowners or Association affairs and employees; and
10. Recommendations or suggestions made at a Board meeting by a homeowner need not be addressed by the Board at that meeting but may, at the Board's discretion, be considered by the Board at a later time. At that time, the Board may or may not invite the Homeowner to attend a subsequent meeting in order to clarify his/her matter of concern.

NOTICE OF REQUEST FOR CANDIDATES FOR THE 2017 BOARD OF DIRECTORS OF THE TOWNE PARK HOMEOWNERS ASSOCIATION

As of October 15, 2016 the Election Committee of the Towne Park Homeowners Association, will begin acceptance of applications for the 2017 Board of Directors. **Acceptance of applications will close at 5:00 PM on December 15, 2016**. Qualified candidates' names and Candidate Information Statements will be published in the January 2017 Crier. Place your applications in a sealed envelope with the notation "For Elections Committee" on the outside and put in the drop box at the clubhouse, or if you choose send your applications electronically to Cherish Jaramillo at HOAMCO, cjaramillo@hoamco.com. A representative from the Committee will notify you that they have received your application and that it is complete. ***Application included following the last page of this Towne Crier***

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

9/30/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$48,013.89				$48,013.89
1011 - NMBT OP CHECKING	$1,397.49				$1,397.49
1020 - NMBT ESCROW ACCOUNT				$1,100.00	$1,100.00
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,288.55		$86,288.55
1050 - ALLIANCE RESERVE MM-329	$61.93				$61.93
1051 - EDWARD JONES MAINT RES-016		$479,217.53			$479,217.53
1053 - LANB LAND LEASE CHECKING 601			$82,961.64		$82,961.64
1054 - LANB RES SAVINGS-620		$6,819.57			$6,819.57
Total CASH	**$49,473.31**	**$486,037.10**	**$169,250.19**	**$1,100.00**	**$705,860.60**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$37,930.03				$37,930.03
1215 - A/R GROUND LEASE ASSESSMENT	$40,888.43				$40,888.43
1225 - A/R WATER/SEWER	$20,153.39				$20,153.39
1230 - A/R FINES	$75.00				$75.00
1235 - A/R PROPERTY TAX	$3,234.36				$3,234.36
1250 - A/R COLLECTION FEES	$194.28				$194.28
1280 - A/R OTHER	$20,161.80				$20,161.80
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$94,575.60**				**$94,575.60**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($43,928.15)	$53,628.15	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$5,428.00				$5,428.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,403,000.00)		($4,403,000.00)
Total OTHER ASSETS	**($38,500.15)**	**$53,628.15**	**$6,587,300.00**		**$6,602,428.00**
Assets Total	**$105,548.76**	**$539,665.25**	**$6,756,550.19**	**$1,100.00**	**$7,402,864.20**

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$9,514.71				$9,514.71
2200 - ACCOUNTS PAYABLE	$43,883.46				$43,883.46
2250 - ACCRUED EXPENSES	$1,286.24				$1,286.24
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,526,651.67		$6,526,651.67
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$2,578.96				$2,578.96
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$57,263.37**	-	**$6,526,651.67**	**$1,100.00**	**$6,585,015.04**
EQUITY					
3200 - OPERATING EQUITY	$31,141.26				$31,141.26
3500 - RESERVE EQUITY		$497,164.19			$497,164.19
3550 - GROUND LEASE EQUITY			$155,608.10		$155,608.10
3600 - LAND LEASE RESERVE - RESTRICTED			$68,425.10		$68,425.10
3800 - RESERVE CONTRIBUTION TO CLOSING COSTS			$75,000.00		$75,000.00
3900 - LAND LEASE CLOSING COSTS			($152,249.39)		($152,249.39)
Total EQUITY	**$31,141.26**	**$497,164.19**	**$146,783.81**	-	**$675,089.26**
Net Income	**$17,144.13**	**$42,501.06**	**$83,114.71**	**$0.00**	**$142,759.90**
Liabilities and Equity Total	**$105,548.76**	**$539,665.25**	**$6,756,550.19**	**$1,100.00**	**$7,402,864.20**

Towne Park had a great Fall Carnival!



It was a huge success for about 60 children and adults. There was apple dunking, painting small pumpkins, and games of all kinds, best costume contest, jars of candy corn for counting and a cakewalk. Many goodies were given to the children. Special thanks to: Shannon Searles, Jim Smith and Robert Everett and the many others for all their help and donations.

It was great fun for all!



Giving Thanks for our Community!

What a fabulous community we have in sharing our first Community Thanksgiving Dinner together. What a great way to begin the holidays! Over 60 people came to the clubhouse on November 20th with their wonderful casseroles, fresh fruit dishes, dressings, and pies, pies, pies. The green bean casserole was yummy and the dressings were so flavorful. Everyone laughed and enjoyed each other's fellowship. Free raffle prizes included winter-scent candles, decorator lanterns, and even pumpkin pies. Wow, what a night! Many thanks to the TP Social Committee for their work in making the evening a truly memorable event: Jeanne Breck, Flo Sayer, Connie Pomeroy, Chris Farmer, Gerri Pregent, Lynda Gonzalez, Vilma Colon, Diane Schulte



A CROCKPOT CHRISTMAS

Our Towne Park Community Christmas Party will be held on Sunday, December 11, 2016, from 4:30 pm to 7:30 pm. It will be a Crockpot Christmas, with potluck food made in a crockpot. Everyone get out your favorite crockpot recipe and bring your crockpot food to the Christmas Party! Yummy crockpot ideas: posole, tamales, green chili stew, Texas chili, enchilada casserole, mac and cheese, hot vegetables, etc. Your Social Committee will provide a Christmas Cake for dessert and drinks, including coffee, tea, punch, and water.

Santa Claus is coming to our Towne Park Christmas Party to visit with all of the children!



Don't miss a minute of the festivities!
4:30 - Doors open for a wonderful Potluck
5:00 - Santa Arrives to visit with the children
6:00 - Ageless Angels Christmas Carolers
6:30 - White Elephant Gift Exchange

COLDWELL BANKER INTERNATIONAL DIAMOND SOCIETY

COLDWELL BANKER

LEGACY

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The New MexiChords Present



Go Tell It On The Mountain

To: You
From: The New MexiChords

WITH SPECIAL GUESTS
Moriarity Messengers Choir



Saturday, December 10
1 P.M. & 7:30 P.M.

Sunday, December 11
2 P.M.

St. John's United Methodist Church
2626 Arizona Avenue NE
One block north of Menaul and one block east of San Pedro

$10 General Admission, children 6 and under free
Senior Group Discounts, Call 323-6435

FOR TICKETS AND INFORMATION,
CALL 323-6435 Checks, VISA, AMEX, or Mastercard
www.newmexichords.com



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Best Wishes and Sincere Thanks for your loyalty and good will throughout the year.

Happy Holidays!

1717Carlisle Blvd. NE, Albuquerque NM 87110 - Office 293-8400



Towne Park Calendar of Events

December 2016

December 11, Sunday
Towne Park Community Christmas Party
A Crockpot Christmas!
4:30 PM - 7:30 PM, Clubhouse

December 13, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

December 15, Thursday
Deadline for submitting
Board of Director Applications

December 20, Tuesday
Those Who Live Alone Dine at The Quarters
Meet 5:30 PM at the Clubhouse,
Call Gerri Pregent at 332-0133

December 25, Christmas Day

December 31, New Year's Eve to 2017

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

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

December 2016

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	31

Register your information on the HOAMCO site.

You can access the site by going to www.hoamco.com, click on the homeowners tab, and click on view your account. Click on register and proceed creating your account. At the User Registration Process screen you will need to enter your new account number located on your monthly statement.

This also will allow your email address to be included in the Towne Park Blast Email List that are sent out to residents with announcements of events and residential emergencies.

If you would like to read your monthly Towne Crier on your personal computer, tablet or phone, you will find each months edition, beginning with the June 2016 issue, on the Caliber Portal provided to Towne Park homeowners by HOAMCO. Access to this site was explained in your recent Towne Park billing: