Towne Crier

February 2018

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2018 BOARD OF DIRECTORS

OFFICERS

Paul Bowdoin
President

Tim Walker
Vice President

Chris Farmer
Secretary

Glenn Herrington
Treasurer

DIRECTORS

Bill Bottorf
James Gilliam
John Halliday

Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

At the January Board of Directors meeting, Glen Herrington reported that funds invested in 2017, over a five month period, had a return of $17,000. In 2016, our profit on investments was only $1600. Good work!

Recently we had an opportunity to read the Tanoan East Newsletter and saw that they are experiencing an increase in crime, many break-ins and auto thefts. Comparing the two communities, the number and types of thefts are similar to Towne Park. Although the resident dues are only $125 they pay $40 per month, per home for community patrol ($288,084 per year), $26 per month common area maintenance. Each homeowner maintains their own property. They also have a yearly budgeted income of $901,500 from fines.

The long and short of it is we have a wonderful place to live, reasonable expenses and a very low crime rate. We can cut that down by keeping cars and homes locked, burn a light in the front and back of your home from dusk to dawn. Using led bulbs will cost pennies a week. Report what doesn't seem right as soon as possible by calling 242-cops, Jim Smith Monday through Friday or our Security Company, ACP at 232-0105 anytime.

Don't forget the Annual Membership Meeting next month. It will be held at Manzano Mesa Multigenerational Center at 10:00 AM, Saturday, February 17th. Please read the following message from Election Committee Chair, Glen Witt.

Paul Bowdoin
President, TPHOA
505-250-8882

2018 Election Committee
Glen Witt, Election Chairman

For the Annual Meeting of Members on February 17th at the Manzano Mesa Multigenerational Center the registration area will be in a portion of the lobby situated on the east side of the facility. To reach the registration area members can either enter the facility through the main entrance and then turn right down the hallway or enter the facility through the door located on the east side of the facility. Registration will begin at 9:30 AM and continue through 10:15 AM. The Election Committee will make every effort to have a sufficient number of lines available for members to register (by alphabet of last name) so members do not have to wait very long in line to register. If any issues about a member being allowed to register occur, there will be registration overseers to address the matter with the member for resolution and without holding up other members from continuing to register. We thank you in advance for your help in making the registration process go as quickly and smoothly as possible.

Towne Park Homeowners Association

Annual Membership Meeting

Saturday, February 17, 2018, 10:00AM

Manzano Mesa Multigenerational Center

Management Corner

Cherish Jaramillo, HOAMCO

Happy February Homeowner's,

We have been asked by several of the homeowners about "NEXTDOOR". This is a privately run "social" website that has absolutely no connection to the Towne Park Homeowners Association. It is maintained by a private corporation out of California that makes its money from ads on the site. It is notorious for false information since nothing on it is official or verified, and much of what is on the site is wild speculation as well as second and third hand rumors with no basis on fact. Although some information may be accurate, it is mostly known as just a gossip forum and you really can't trust or rely on what you read there. Please be wary of believing everything you read on "NEXTDOOR". If you ever have a question please feel free to reach out to either myself or the Board of Directors and we would be happy to assist in answering your questions.

Now that winter has finally arrived, one way to keep warm is to experience the fiery floral colors at the BioPark's Winter Fire Colors Flower Show at the Botanic Garden Mediterranean Conservatory. Among the exotic and warmly colored flowers are kangaroo paws, tropical bromeliads, hibiscus and primrose, and many more! The cost of the show is included with regular admission, and the show goes through Monday, Feb. 19. To learn more, visit: http://www.cabq.gov/culturalservices/biopark/news

Wishing everyone a wonderful February!

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





Many of our fellow homeowners have noticed that some of our homes need a bit of painting and tidying up. It is only natural that often we do not notice that some of our homes woodwork or the exterior fences need a coat of Chico Tan paint, or perhaps some unnecessary "stuff" has been collecting in our backyard.

Now that we're in the new year it's a good time to take a new look at our own property and see if we can do a little bit to make Towne Park a little nicer.

HOAMCO

FINANCIAL SUMMARY
December 31, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	78,109.18	Accounts Payable	24,085.32
Cash in Bank - Reserve	689,985.45	Prepaid Assessments	13,930.02
Cash in Bank - Land Lease	73,400.14	Security Deposit	950.00
Accounts Receivable	105,867.31	Land Lease Loan	5,543,823.99
Master Land Lease	5,776,000.00	Playground Funds	864.25
Prepaid Insurance	480.00	Operaring Equity	144,863.27
		Reserve Equity	699,685.45
		Land Lease Equity	295,639.78
TOTAL ASSETS	**6,723,842.08**	**TOTAL LIABILITIES & EQUITY**	**6,723,842.08**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**104,959.88**	**1,383,981.09**	**1,341,444.05**	**42,537.04**
EXPENSES				
Administrative	21,068.87	286,385.76	354,691.85	68,306.09
Building Maintenance	4,037.49	53,053.21	51,738.88	(1,314.33)
Grounds Maintenance	14,887.64	182,062.62	160,500.00	(21,562.62)
Pool/Spa/Clubhouse	-	9,244.76	5,200.00	(4,044.76)
Utilities	18,518.98	338,981.05	289,500.00	(49,481.05)
Transfer Between Funds	35,296.15	478,955.12	479,813.32	858.20
TOTAL EXPENSES	**93,809.13**	**1,348,682.52**	**1,341,444.05**	**(7,238.47)**
SURPLUS/(DEFICIT)	**11,150.75**	**35,298.57**	-	**35,298.57**

Towne Park Social Committee

February Presentation

Our first event of the year which will be held on February 10th, 2018 at 10:00am in the clubhouse will be Deborah Moore of the Morris Law Firm and she will be giving a presentation on estate planning if you haven't already prepared for it. Her topics will include the importance of an estate plan, powers of attorney and healthcare directives, how to avoid probate without having to create a trust and how to plan for minor children as heirs. As Deborah tells me "a little planning now can save a lot of trouble down the line".

Is anyone having a hint of Spring fever yet….well around Towne Park I am seeing little sprigs of green on our brown soil which means our annual Peter Rabbit visit is not too far away, so stay tuned for more information in next months Crier!!

Jeanne Breck
Co-Chair Social Committee



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
8200 Carmel Ave NE Ste 103A
Albuquerque,NM 87122
www.coldwellbankerlegacy.com/leilani.atencio

COLDWELL BANKER INTERNATIONAL DIAMOND SOCIETY
COLDWELL BANKER LEGACY
505.271.5657 FAX
800.658.6149 TOLL FREE
505.292.8900 OFFICE
CALL/TEXT:
505.379.5849
AbqDunn@gmail.com



Realtor since 2002
MICHAEL DUNN
WWW.ABQDUNN.COM



REALTOR®
Cell: 505-263-5581
Office: 505-293-8400

Century 21 Unica Real Estate

Now is the Time to get your House Ready to Sell. The Selling and Buying Season Starts Soon. Contact Me for Helpful Hints.

If you would like a Market Analysis on your home or Information about Towne Park Home Sales, Call Me.

E-mail me at ABQshue@aol.com





Towne Park Calendar of Events

February 2018



February 10, Saturday
Saturday Coffee: Estate Planning
10:00 AM, Clubhouse

February 14, Valentines Day

February 17, 2018, Saturday
Annual Membership Meeting 10:00 AM
Manzano Mesa Multigenerational Center

February 22, Thursday
Towne Park "Lunch Bunch" Dine at Vick's Vittles
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133
Those Who Wish to Dine will continue in the spring.

Clubhouse Exercise Classes

Aerobic Exercise Class: Mon, Wed, Fri 9:15 - 9:45 am

Gentle Exercise Group: Mon, Wed, Fri 10:00 - 10:30 am

Yoga Class: Mon, Wed 7:00 - 8:00 PM &
Tues, Thurs 9:30 - 10:30 AM

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

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: 844-744-4316

EMERGENCY 911 OR 242-COPS

SECURITY COMPANY
Albuquerque Courtesy & Parking LLC (ACP)

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

February 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Ground Hog Day	3
4 Super Bowl	5	6	7	8	9	10 Saturday Coffee
11	12	13	14 Valentines Day	15	16	17 TPHOA Annual Mtg
18	19 Presidents Day	20	21	22	23	24
25	26	27	28			

The Board of Directors and Residents of Towne Park extend their condolences to the family and friends of

Violet Lamkin

On August 26, 2017 Violet celebrated her 100th birthday. On December 26, 2017 she passed away in San Jose, CA. She was always happy and would wave to every-one as she drove down the street. She would say she was thankful for her health and family and neighbors. She was special and will be missed!