Towne Crier
January 2017

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

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Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

The Board of Directors would like to wish every resident a Very Happy New Year! We look forward to 2017!

Our December board meeting went well with many residents attending. However, the board is aware that many have chosen to not attend because of the unpleasantness during past meetings. With the Protocol for Homeowner Participation at Board Meetings in place, the atmosphere will improve and we would hope you would give future meetings a try. This document can be found in the December 2016 Towne Crier.

There will not be a January board meeting as we look forward to the Meet and Greet for potential board candidates, February 3rd, at the Clubhouse and the Annual Membership Meeting, February 18th at Manzano Mesa Multigenerational Center. Information about both of these events follows.

Paul Bowdoin
Vice President

Election Committee Information

Glen Witt, Chair

You will receive the Association's annual meeting of members Notice early in January. In addition to the Notice, information on each individual who submitted their Notice of Intent to be elected to a director's position and is eligible to have their name placed on the annual meeting ballot is also in the mailing.

Last year was the first year the use of an absentee ballot was allowed as a means of voting and a significant number of members chose to use this method to vote. An absentee ballot provides flexibility for homeowners who may not know if they will be able to attend the annual meeting to vote for directors. Details concerning when members may obtain an absentee ballot at the clubhouse is also provided in the annual meeting mailing. Also, last year only 35 members used a proxy to vote; therefore, in lieu of including a proxy form in each member's (485 total) annual meeting Notice package, proxy forms can be obtained at the clubhouse in the foyer area. Members that live outside the Albuquerque area can contact the election committee (phone: 505-437-0031 or email: jrsmith@hotmail.com) to have an absentee ballot or a proxy form mailed to them.

Currently, there are 115 properties in Towne Park that no record of the person who is authorized to cast the vote for the property is contained in the Association files. A separate mailing will be sent to these properties informing them of the need to identify which owner is authorized to cast the vote for the property by submitting a Designated Voter Certificate (DVC) to the Association.

Towne Park Election Committee
Candidates' Meet and Greet
Friday, February 3, 2017
6:30 PM Clubhouse

Towne Park Homeowners Association
Annual Membership Meeting
Saturday, February 18, 2017
Manzano Mesa Multigenerational Center
9:00 AM Sign in 9:30 AM Meeting
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Management Corner

Towne Park Homeowners:

As the holidays approach and 2016 draws to a close, we would like to pause for a moment and send a special message to express our sincere appreciation for your confidence, support, friendship and loyalty. This holiday season affords us the opportunity to count our blessings and reflect back upon our achievements. It's people like you who make our job of serving your community a pleasurable and rewarding experience all year long.

Warm wishes and the happiest of New Years!

Sincerely,
Cherish Jaramillo &
The HOAMCO Team



Cherish Jaramillo

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

Election Committee Information

Glen Witt, Chair

In order to learn more about the candidates who have given their Notice of Intent to run for the Towne Park Board of Directors, the Election Committee will host a Candidates' Meet and Greet event on Friday, February 3, 2017 at 6:30 PM at the clubhouse. There will be introductions and a moderated question and answer period. Refreshments will be served. Please plan to attend.

Winter Time Energy Savings Tips and Chimney Safety

Chris Farmer has posted articles regarding these energy and safety tips on the bulletin board at the Clubhouse. Please stop by and read thru them as there is great information!

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



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Towne Park Social Committee News

A MERRY AND JOYOUS CROCKPOT CHRISTMAS!

What a GREAT way to welcome Christmas at Towne Park. In the spirit of the beautiful holiday decorations put up by Robert Everett and Jim Smith, your Towne Park Social Committee sponsored a Crockpot Christmas on Sunday December 11th. Over sixty people came to the clubhouse with their favorite crockpot dishes, which were absolutely delicious. Food and desserts were available to all throughout the three-hour event. We were especially happy that Santa Claus came to join us for the kiddies in attendance, of which there were a few. The Ageless Angels sang Christmas carols in Victorian-era costumes and their voices were fantastic. We did have a white elephant gift exchange and almost everyone in attendance received a gift, whether large or small. Many thanks to the TP Social Committee for their work in making the day a glorious crockpot spectacular: Jeanne Breck, Flo Sayer, Robin Flayter, Gerri Pregent, Lynda Gonzalez, and Diane Schulte. Your Social Committee hopes everyone in Towne Park had happy holiday and will have a very prosperous New Year!





The Towne Park Social Committee wishes to add two more names to the list of Social Committee workers who were instrumental to making our Community Thanksgiving Dinner such a great success: Michelle Mersola and Robin Flayter. Other workers were acknowledged in the November Towne Crier and the Social Committee apologizes for not including Michelle's and Robin's names in that article. Thanks to all of our wonderful neighbors and helpers who contributed their time and resources to make our Community Thanksgiving one memorable and fantastic event.

Request for Donations

The Towne Park Social Committee is requesting donations of used/empty wine bottles. So, if you have empty wine bottles, please bring them to the clubhouse where a box is in the hallway for donations.



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

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

10/31/2016

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$11,354.28				$11,354.28
2200 - ACCOUNTS PAYABLE	$2,818.52				$2,818.52
2250 - ACCRUED EXPENSES	$11,377.60				$11,377.60
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,462,315.67		$6,462,315.67
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$1,244.26				$1,244.26
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$26,794.66**	-	**$6,462,315.67**	**$1,100.00**	**$6,490,210.33**
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	**$22,407.57**	**$52,131.36**	**$97,375.64**	**$0.00**	**$171,914.57**
Liabilities and Equity Total	**$80,343.49**	**$549,295.55**	**$6,706,475.12**	**$1,100.00**	**$7,337,214.16**

Assets

CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$40,400.48				$40,400.48
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			$86,812.96		$86,812.96
1051 - EDWARD JONES MAINT RES-016		$479,018.18			$479,018.18
1053 - LANB LAND LEASE CHECKING 601			$84,362.16		$84,362.16
1054 - LANB RES SAVINGS-620		$6,819.86			$6,819.86
Total CASH	**$41,797.97**	**$485,838.04**	**$171,175.12**	**$1,100.00**	**$699,911.13**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$35,573.05				$35,573.05
1215 - A/R GROUND LEASE ASSESSMENT	$38,663.80				$38,663.80
1225 - A/R WATER/SEWER	$18,490.81				$18,490.81
1235 - A/R PROPERTY TAX	$2,814.28				$2,814.28
1250 - A/R COLLECTION FEES	$264.28				$264.28
1280 - A/R OTHER	$19,387.50				$19,387.50
1285 - A/R OWNED UNIT RENT	$1,100.00				$1,100.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$88,232.03**				**$88,232.03**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($53,757.51)	$63,457.51	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$4,071.00				$4,071.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,455,000.00)		($4,455,000.00)
Total OTHER ASSETS	**($49,686.51)**	**$63,457.51**	**$6,535,300.00**		**$6,549,071.00**
Assets Total	**$80,343.49**	**$549,295.55**	**$6,706,475.12**	**$1,100.00**	**$7,337,214.16**

Trash and Recycling: Trash/Debris

All trash and debris must be placed in commercial trash bags. Cardboard must be broken down and flattened, tree limbs, etc may be bundled and tied. **Bundles may not exceed four (4) feet in length. No trash bags or bundles shall exceed 25 pounds. There is a combined eight bag/bundle maximum per unit.**

Trash collection is every Wednesday, except holidays. Trash bags and bundles may be put out at the curb from 12:00 AM (midnight) to 12:00 PM (noon) on Wednesday or the revised collection day. At all other times residents must keep the trash/debris in their garage or backyard and not visible from the street.

Large items such as furniture, appliances, etc will **NOT** be collected by the company contracted by TPHOA. Charity organizations and other sources will normally pickup these items when requested. Trash/debris is **PROHIBITED** in the dumpster area near the west park/Clubhouse by either placing items near or along the fence, or throwing items over the fence.



Do Recycle

Paper

- Newspapers/Magazines
- Junk Mail
- Office Paper
- Corrugated Cardboard
- Cereal/Cracker Boxes
- Milk and Juice Boxes
- Phone Books
- Books
- Brown Paper Bags
- Paper Egg Cartons

Plastic

- #1 - #7 Plastics Bottle/Tubs
- Rigid Plastic Toys/Hampers

Metal

- Aluminum Cans
- Tin Cans
- Foil & Pie Pans
- Small Electronics
- Pots & Pans
- Small Appliances

Do Not Recycle

Unacceptable

- Glass
- Garbage
- Food
- Light Bulbs
- Wood
- Hazardous Waste
- Sharp Metal
- Yard Waste
- Batteries
- Motor Oil Bottles
- Medical Waste/Needles
- Styrofoam
- TVs
- Computer Monitors
- Plastic Grocery Bags
- Wrapping Paper
- Ink Cartridges





Towne Park Calendar of Events

January 2017

January 10, Tuesday
Those Who Live Alone Dine at Cervantes
Meet 5:30 PM at the Clubhouse,
Call Gerri Pregent at 332-0133

February 2017

February 3, Friday
Election Committee Candidates' Meet and Greet
6:30 PM at the Clubhouse

February 18, Saturday
TPHOA Annual Membership Meeting
Manzano Mesa Multigenerational Center
9:00 AM sign in, 9:30 am Meeting

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

January 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				

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: