Towne Crier

JANUARY 2018

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 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

The Board of Directors wish everyone a Very Happy New Year and we look forward to a great 2018!

Once again the Social Committee hosted another outstanding event. The Christmas Potluck featured dishes by the wonderful 'chefs' in Towne Park, a fun White Elephant Gift Exchange, and some pretty good entertainment! Thank you to the committee and their volunteers for so many wonderful opportunities in 2017.

The Children's Playground is close to completion and really looks good! We owe ProLawn our gratitude for the use of their front end loader which allowed Jim Smith to do all the dirt work in short order! Otherwise, rental would have cost us at least $1000.

This month there is a regular board meeting along with a Meet and Greet of new board members. Come join us and visit with your board.

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 message from Election Committee Chair, Glen Witt.

Paul Bowdoin
President, TPHOA
505-250-8882

Towne Park Homeowners Association

Board of Directors Meeting

Meet and Greet of the 2018 Board of Directors

Tuesday, January 16, 2018 6:30 PM at the Clubhouse

TPHOA Annual Membership Meeting

Saturday, February 17, 2018, 10:00AM

Manzano Mesa Multigenerational Center

2018 Election Committee

Glen Witt, Election Chairman

The term of three directors on the 2017 Board of Directors expires at the end of the 2017 Board year. This results in three three-year terms needing to be filled in order to have a full complement of seven directors for the 2018 Board. The three individuals whose terms will be completed are the only Association members who have submitted a volunteer form to be elected to one of upcoming vacant director positions. Each of these individuals is eligible to be elected for a successive three-year term and each also meet all of the director qualifications specified in the Association Bylaws. These individuals are William Bottorf, Christine Farmer and Tim Walker.

New Mexico state laws; the Nonprofit Corporation Act and the Homeowner Association Act, specify that homeowner association elections are governed by the criteria contained in an association's bylaws. The Towne Park Homeowner Association Bylaws, Article V, Section 5.1 ***Requirements,*** states that each individual whose name is placed on the annual ballot for election to a director position must submit a completed Volunteer for TPHA Director Position Form to the Election Committee no later than December 15, preceding the Annual Meeting of Members. Since the only individuals who complied with this requirement are the individuals identified above no other individual can be elected to a director position for the 2018 Board. The Association's Bylaw does not specify a procedure for any nominations for a director position to be made at the Annual Meeting of Members. There are several reasons why nominations from the floor at the Annual Meeting of Members are not allowed. The primary reason is that there is no means to ensure an individual nominated for election at the Annual Meeting meets all of the necessary requirements stipulated in the Association Bylaws. Also, members who would vote by absentee ballot or by proxy have no way of knowing who all of the candidates are. Therefore, it is the Election Committee's decision that Mr. Bottorf, Mrs. Farmer and Mr. Walker be automatically elected to a director position that is valid through the 2020 Board year. This action will not result in any different composition of the 2018 Board of Directors from what the results of an election at the Annual Meeting of Members would provide.

This decision of the Election Committee will result in a monetary saving of Association funds, as no election materials (official ballots, absentee ballots and proxy forms) will have to be produced and no mailings will be necessary.

The results of this automatic election is the 2018 Board will be composed of the following directors for the appropriate terms:

- William Bottorf, Chris Farmer and Tim Walker (2018, 2019 and 2020 Boards). None of these individuals are eligible to be elected to another successive term.
- Paul Bowdoin and John Halliday (2018 and 2019 Boards). Mr. Bowdoin is not eligible for election to a successive term, whereas, Mr. Halliday will be eligible for election to a successive three-year term.
- Glenn Herrington and James Gilliam (2018 board). Both of these individuals are eligible to be elected to a successive three-year term.

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners,

With more and more new homeowners moving into Towne Park I want to make sure that everyone is aware of the options for paying your HOA dues. Please see below the different options you have available to you and please let me know if you have any questions on these options. Please keep in mind that payments are due on the 1st of the month and late after the 10th of the month so please allow appropriate time for the bank to receive your payment.

1. Mailing your payment: PO Box 94346 Las Vegas, NV 89193
2. Auto Debit (It is taken out of your account on the 10th of every month): Form is online at www.hoamco.com click on homeowner then click on make a payment. Form is on right hand side of the page.
3. Bill Pay: Setting up direct payments every month with your personal bank.
4. Pay online: Go to www.hoamco.com click on homeowner then click on make a payment.
5. Dropping off payment in drop-box at Clubhouse.

Wishing everyone a Fabulous and Prosperous New Year!

Cherish Jaramillo
Towne Park Community Manager/HOAMCO

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



HOAMCO

FINANCIAL SUMMARY
November 30, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	101,832.42	Accounts Payable	64,193.41
Cash in Bank - Reserve	670,591.13	Prepaid Assessments	12,031.50
Cash in Bank - Land Lease	80,285.77	Security Deposit	950.00
Accounts Receivable	107,700.93	Land Lease Loan	5,607,792.86
Master Land Lease	5,829,000.00	Playground Funds	864.25
Prepaid Insurance	1,837.00	Operaring Equity	133,712.52
Prepaid Expense	144.96	Reserve Equity	680,291.13
		Land Lease Equity	291,556.54
TOTAL ASSETS	6,791,392.21	TOTAL LIABILITIES & EQUITY	6,791,392.21

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	133,442.61	1,279,021.21	1,244,948.48	34,072.73
EXPENSES				
Administrative	49,143.37	265,316.89	329,169.08	63,852.19
Building Maintenance	4,988.33	49,015.72	47,427.38	(1,588.34)
Grounds Maintenance	12,017.64	167,174.98	146,550.11	(20,624.87)
Pool/Spa/Clubhouse	-	9,244.76	4,766.74	(4,478.02)
Utilities	23,360.19	320,462.07	265,375.00	(55,087.07)
Transfer Between Funds	38,336.44	443,658.97	440,961.84	(2,697.13)
TOTAL EXPENSES	127,845.97	1,254,873.39	1,234,250.15	(20,623.24)
SURPLUS/(DEFICIT)	5,596.64	24,147.82	10,698.33	13,449.49

Towne Park
Crockpot Christmas

By Jeanne Breck, Co-Chair, Social Committee

We ended our social calendar here at Towne Park on a very high note as our "Crockpot Finale" was well attended...we think over 50 people! The cooks in their aprons arrived with all kinds of goodies both sweet and savory. The gift exchange had lots of woos and smiles, the entertainment was out of this world, we wouldn't have seen any better at Popejoy!!

Now we look forward to 2018 with more potlucks, Saturday morning interesting presentations, children's programs and of course getting to know our residents better, both young and old. Sharing friendships is special and of course those favorite old recipes and maybe some new ones you might want to share in 2018.

We've included the 2018 Social Calendar, be sure to **Save the Dates**!









Towne Park 2018 Social Calendar

January	***No event***
February 10	**Saturday Coffee – Estate and Trust Planning with Morris Law Firm**
March 31	**Easter Bunny Arrival/Easter Egg Hunt, 10:00am to Noon**
April 21	**Early Spring Potluck**
May 12	**Saturday Coffee – Gardening Tips Presentation**
June	***No event***
July 7	**Saturday Coffee – Hospice Care**
August 7	**National Night Out Potluck with city officials, 4:30pm to 7:00pm**
September 15	**Saturday Coffee – AAA Driving Presentation, 10:00am to 11:30am**
October 27	**Kids Carnival, 1:00pm to 3:00pm**
November 10	**Thanksgiving Potluck**
December 8	**Christmas Crockpot Finale**

All events will be held at the Clubhouse and we hope to see you there!



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

Happy New Year

2017 Was a Great Year
Lets Make 2018 Even Better!

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

E-mail me at ABQshue@aol.com



TOWNE PARK YOGA CLASSES

Gentle Yoga

Give yoga another chance.
Come check out the more gentle yoga.
We have reevaluated, changed it
and have toned it down a notch.
It will focus on alignment, breathing,
relaxation and core awareness while gently increasing
balance, flexibility, stress, posture, and
reduces chronic pain and overall feeling of being well.
Only do what you can do and it will be great.

Tuesday and Thursday 9:30 to 10:30 am

Beginner's Yoga

You will learn the basic principles, techniques,
and poses of yoga with plenty of personal attention.
It really makes a difference in your health.

Monday and Wednesday 7:00 to 8:00 pm



ANY VEHICLE PARKED IN VIOLATION OF TOWNE PARK RULES AND REGULATION WILL BE SUBJECT TO BEING TOWED WITH OR WITHOUT WARNING AND/OR THE RESPONSIBLE HOMEOWNER BEING SUBJECT TO A FINE. HOMEOWNERS ARE RESPONSIBLE FOR ANY VIOLATIONS INCURRED BY THEM, THEIR GUESTS, THEIR TENANTS, OR THEIR TENANTS GUESTS OR PRIVATE CONTRACTORS.

PARKING VIOLATIONS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING

1. Parking on the streets between midnight and 5 am
2. Parking in the Clubhouse lot from 11 pm to 5 am
3. Parking in the East Pool lot from 11 pm to 5 am
4. Parking anywhere on grass or in front yards of any residence whether Xeriscaped or not. This not only violates TP policy but also violates Albuquerque City code and it can damage the irrigation system.
5. Any vehicle with expired license plates or which appears to be inoperable anywhere other than inside a residence garage.
6. Commercial vehicles parked in driveways. They may be parked in the overflow lots with Board Approval.
7. No vehicles or RV's over 1 ton capacity or any trailers, boats, or campers may be parked overnight anywhere in Towne Park. Moving vans may be parked overnight in overflow lots for a limited number of nights with prior written approval.
8. Vehicles parked in violation of any city or state code. i.e, blocking access, parking too close to a fire hydrant, etc.....



Towne Park Calendar of Events

January 2018

January 1, Monday, New Year's Day
January 15, Martin Luther King Day

January 16, Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

January 25, Thursday
Towne Park "Lunch Bunch" Dine
at Olive Garden
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133
Those Who Wish to Dine will continue in the spring.

SAVE THE DATE
February 17, 2018, Annual Membership Meeting
Manzano Mesa Multigenerational Center, 10:00 AM

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, AS INDICATED

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

January 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 New Year's Day	2	3	4	5	6
7	8	9	10	11	12	13
14	15 MLK Day	16 Board Mtg	17	18	19	20
21	22	23	24	25 Lunch Bunch	26	27
28	29	30	31			