TOWNE CRIER

JULY 2018

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2018 BOARD OF DIRECTORS

OFFICERS

Paul Bowdoin
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Tim Walker
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Bill Bottorf
James Gilliam
John Halliday

Building and Grounds Manager

Jim Smith
Jimsmith@towne-park.com
505-291-8379

President's Message

On June 5th we held our 2nd Annual Meeting. Most everyone is aware the February 17, 2018 Annual Meeting did not count because there was no quorum. HOAMCO collected well over 100 proxies so along with the residents who attended the June 5th meeting, we had a quorum.

Cherish Jaramillo verified there was a quorum and the agenda was followed. We voted to accept the 2017 Annual Meeting minutes. There was nothing to vote on as establishing a quorum was the only requirement for the meeting. A motion was made to approve the minutes from the February 17, 2018 meeting and read into the minutes of the June 5, 2018 meeting. A motion was made and seconded. No discussion, the board voted to pass the motion.

The regular Board of Directors meeting for June was cancelled. With no further questions, the meeting adjourned at 2:25 pm.

On June 23rd, The Bank of Albuquerque gave a presentation explaining options for almost any type of loan to purchase your lot. At this time, the lot price is locked in at $27,000 with a $700.00 lot transfer fee. The Land Lease will last until 2062 and increase 20% every five years. Between now and that time, you'll pay three times the value of the lot and still not own the land. What a waste! The Bank of Albuquerque will make a loan for five, ten, fifteen, or up to thirty years to enable the lot purchase with other options or refinance the house and the lot together.

Let's look at the math involved in the ownership of your lot opposed to staying on the Land Lease. Starting in September 2018 and for the next five years, the Lease will cost $123 per month or $7,380.00 for the five years. This is broken out in the following table:

Year	Lease Payment	Total Five Year Lease	Total
9/18	$123	$7,380	$7,380
9/23	$147	$8,820	$16,200
9/28	$176	$10,560	$26,780
9/33	$211	$12,660	$39,420
9/38	$253	$15,180	$54,600
9/43	$303	$18,180	$72,780
You have now paid more than twice the value of the lot and own nothing.			
9/48	$363	$21,780	$94,320
9/52	$416	$24,960	$119,520
9/57	$499	$29,960	$149,460

Note: A 30-year note @ 4.875% is~ $140 per month. Which means you pay $50,400 over 30 years in Principle and Interest, compared to $72,780 - for the Land Lease over 30 years.

Continued on Page 2

Towne Park Homeowners Association

Annual Meeting

Tuesday, July 17, 2018 6:30 PM

Clubhouse



President's Message Continued

Under the current FHA and VA rules, starting in 2022 you will no longer be able to get an underwritten loan unless the lot is included in the purchase price.

In the year 2062, the total paid into the Land Lease will add up to $149,400 and you still don't own the lot, and the house can't be sold without the lot being a part of the transaction. So the argument that "I don't care, I won't be around" makes no sense. A relative will own a home they are unable to sell.

With the option of taking a 30-year note @ 4.875% your payment will be approximately $140 per month. Paying $50,400 over 30 years in P&I and own the home and lot OR pay $72,700 in Lease payments and own nothing.

Paul Bowdoin
President, TPHOA
505-250-8882
Paul@Bowdoins.com

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowner's,

Hello Towne Park Homeowners,
I hope everyone is enjoying this warmer weather! With Independence Day approaching and the rule of NO fireworks allowed in Towne Park I wanted to share the locations in the area that you can enjoy Fireworks.

Balloon Fiesta Park- Come out to Balloon Fiesta Park to celebrate our country's Independence Day. Enjoy the largest firework show in the state, food and free children activities during Freedom 4th.
Wednesday July 4th, 2018—3pm-10pm (fireworks start at 9:15pm)

Fourth of July Fireworks Extravaganza-Albuquerque Isotopes Baseball Club is having a Fireworks show after the baseball game.
Wednesday July 4th, 2018—6:35pm

Fourth of July Extravaganza-The fireworks show at Loma Colorado Park in Rio Rancho will be a show-stopper again this year! Bring the family for some summer fun. Listen to some music, and check out the dazzling display of fireworks. Blankets and coolers are permitted. Food vendors will be on-site. No glass or alcohol beverages are allowed.
Wednesday July 4th, 2018—5:00pm-9:00pm
Wishing everyone a safe and fun 4th of July!

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



HOAMCO

FINANCIAL SUMMARY
May 31, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	81,741.35	Accounts Payable	38,422.48
Cash in Bank - Reserve	722,716.08	Prepaid Assessments	14,902.30
Cash in Bank - Land Lease	53,565.00	Security Deposit	950.00
Accounts Receivable	108,377.72	Land Lease Loan	5,275,945.48
Master Land Lease	5,560,000.00	Playground Funds	864.25
		Operating Equity	136,473.03
		Reserve Equity	731,159.46
		Land Lease Equity	327,683.15
TOTAL ASSETS	**6,526,400.15**	**TOTAL LIABILITIES & EQUITY**	**6,526,400.15**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**127,400.78**	**535,126.03**	**526,049.00**	**9,077.03**
EXPENSES				
Administrative	23,414.28	130,957.14	163,382.12	32,424.98
Building Maintenance	2,534.64	21,732.89	26,013.25	4,280.36
Grounds Maintenance	11,544.37	89,171.92	91,787.39	2,615.47
Pool/Spa/Clubhouse	654.62	4,430.85	2,175.00	(2,255.85)
Utilities	27,985.96	118,680.69	136,041.65	17,360.96
Transfer Between Funds	37,913.00	178,542.78	153,511.95	(25,030.83)
TOTAL EXPENSES	**104,046.87**	**543,516.27**	**572,911.36**	**29,395.09**
SURPLUS/(DEFICIT)	**23,353.91**	**(8,390.24)**	**(46,862.36)**	**38,472.12**

Towne Park Social Committee
JULY PRESENTATION
Saturday, July 7, 2018
10:00 am - 11:30 am



Our first social event of the summer will focus on the New Mexico drought of 2018 and how we should consider planting more xeric plants or nurse along what we already have for our yards. Its an important topic for us to address during this drought and helping to keep our water bills at a minimum. This presentation on tolerant plants will be presented by the Bernalillo County Extension Master Gardeners Bureau and our speaker will be Dorothy Duff. After the presentation, Mrs. Duff will discuss and address issues facing gardeners in Towne Park.



Light beverages and snacks will be provided so we hope to see you there!

Our next event will be our annual “National Nite Out” potluck with city, county, state and national dignitaries on August 7, 2018 more information will be provided in the next Crier so keep this date on your calendars.



Jeanne Breck

Medicare

TURNING 65?





NEED HELP?

GINGER L. RODGERS

RODGERS INSURANCE SERVICES – CALL: 505-699-4045

EMAIL: rodgersg67@gmail.com

- **I ALSO SPECIALIZE IN: ACA – UNDER 65, DENTAL AND VISION**

EXERCISE CLASSES FOR MEN AND WOMEN

There are three (3) different exercise classes you can choose to attend.

- The water aerobics classes are on Mondays, Wednesdays and Fridays at 9:15 to 9:45 am.
- For those who want and need a gentle conditioning, there is a Monday, Wednesdays and Fridays at 9:00 am for 1-hour workout to a video aimed for older folks. Seniors of all ages are welcome.
- Yoga is new this year. On Tuesdays and Thursdays from 9:30 to 10:30 am at the clubhouse. This is good for body, mind and spirit. This helps with flexibility and balance. This is great for young and old. There is also an evening class from 7:00 to 8:00 pm for anyone who work.

Carol Wilkins Whenry

On June 6, 2018 Carol went to be with her Lord and Savior. Carol was born February 7, 1931 in Albuquerque, NM. She attended Albuquerque High and UNM. Carol retired from APS after a long career Counseling at Highland High School. She loved church, hiking, playing bridge and travel.

Her children Claudia and Max Ray, Rynda and Rick Clark, Deanna and Bob Rieden, Jim and Angie Whenry, ten grandchildren, eight great-grandchildren, nieces, nephews, cousins, and friends will miss her.

The Board of Directors and residents of Towne Park extend their condolences to the Whenry family.



After being darted, a snoozing black bear lies on the ground in Towne Park Plaza on Wednesday as Game and Fish officers prepare to relocate the animal.



A bear's soft landing

SOURCE: APD

A large male black bear was found lounging in the high branches of a cottonwood tree in the Towne Park community Wednesday afternoon.

200-pound male bear was up a tree in NE community

BY RICK NATHANSON
JOURNAL STAFF WRITER

It had to be done, or he would never have left paradise.

New Mexico Game and Fish officers, assisted by Albuquerque police officers, darted a healthy, 200-pound male bear that was hiding in a cottonwood tree in the plaza of the Towne Park community on Wednesday afternoon.

"He was about 30 feet up, but after we darted him he went higher so he actually fell from about 40 feet onto a bearbag," plopping to the earth on a large air-filled pillow like a Hollywood stuntman, said Sgt. Rick Castell of Game and Fish.

"He didn't have any ear tags so when we caught him we tagged him for the first time and will take him somewhere into a forest and release him there, maybe to the Santa Fe National Forest or someplace farther north. That's still to be determined."

BRIGHT SPOT

APD and Game and Fish had been searching

See BEAR'S >> A8

If you missed this exciting news story, here it is:

From PAGE A7

for the bear in the Eubank and Chico NE area since about 3 a.m. when they got a call from a resident who saw the animal rifling through garbage containers in search of treats. When the officers located him a short time later, the wily bruin lumbered off into the darkness.

The bear was spotted lounging in a cottonwood tree Wednesday afternoon by a landscaper working in the Towne Park Plaza.

"It is not uncommon to see bears in town occasionally, and they are generally not aggressive," Castell said. "It becomes more frequent as we get later into the summer because they want to fatten up before they go to den again."

The state's drought may not even be a factor, he said.

"A lot of the forests have been shut down, but they have been getting some rain so there is forage up there," Castell said. "But bears do move from place to place and they sometimes come into town for forage."

Longtime Towne Park resident Marion Treon, said she was raised in the East Mountains area, "so I'm familiar with how to act around bears and I have a very healthy respect for them."

The black bear — actually more of a cinnamon color — looked like it was quite content to stay in the Towne Park Plaza, she said.

"It's heaven for a bear here. There's a pond with fish in it, and there's ducks and trees and shade. And with all the Fi-Fis and Foo-Foos in the backyards, he'd love it and might never leave."

We welcome suggestions for the daily Bright Spot. Send to newsroom@abqjournal.com.

Paul's Cleaning Service

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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
Mon, Wed & Fri: Exercise Class 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



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Water Authority customers are reminded that time-of-day watering restrictions are in effect April 1-Oct. 31. No sprinkler irrigation is allowed between the hours of 11 a.m. and 7 p.m. in order to reduce water loss to wind and evaporation. Violations are subject to fine (although warnings are issued to residential customers before fines are assessed).

More information is available on the Water Authority's website at http://www.abcwua.org/Latest_News.aspx?8...



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

Century 21 Unica Real Estate

As of June 21st, 19 Homes have Sold in Towne Park this Year and 6 other Homes are currently Pending Closing.

The Real Estate Market is Up! Now May be a Good Time to Sell.

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

E-mail me at ABQshue@aol.com



4th of July Fireworks

On the 4th of July there will be a **security patrol** in Towne Park and it will be looking for the **illegal use of fireworks**. Any residence in violation of the Albuquerque ordinance **will be fined $200.00** by the Towne Park Homeowner's Association and **will be reported to the Albuquerque Police Department.**

Towne Park has adopted an

"ZERO TOLERANCE POLICY"

For all fireworks of any kind, Legal or Illegal
Including any of the following;

Ground and hand held sparkling devices * Cone Fountains
Crackling Devices * Cylindrical Fountains * Flitter Sparklers
Ground Spinners * Illuminating Torches * Wheels

The City of Albuquerque Ordinance prohibits the sale and use of all Aerial Fireworks and Ground Audible Devices within the city limits.

Illegal Fireworks

Using illegal fireworks is punishable with a citation and immediate confiscation of the illegal fireworks and places the community at risk for fires. It is a misdemeanor. A mandatory court appearance, **A fine up to $500.00 and 90 days in jail.**

The improper use of permissible fireworks and/or the illegal use of aerial or ground audible devices can result in the user or supervising adult being found grossly negligent and financially responsible for damages.

Aerial Devices (Prohibited)

Aerial Spinners * Helicopters * Mines * Missile-type Rockets
Roman Candles * Shells * Stick Type Rockets

Ground Audible Devices (Prohibited)

Chasers (bottle rockets) * Firecrackers



Towne Park Calendar of Events

July 2018



July 4th Independence Day

July 7, Saturday
Saturday Coffee, Gardening Tips for Summer & Fall
10:00 - 11:30 am Clubhouse

July 17, 2018, Tuesday
Towne Park Board of Directors Meeting
6:30 pm Clubhouse

July 10, Tuesday: Those Who Wish to Dine
Meet 5:30 PM at the Clubhouse
July 26, Thursday: Towne Park "Lunch Bunch"
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

Exercise Classes

East Pool and Clubhouse

Water Exercise Class: Mon, Wed, Fri 9:00 - 10:00 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,
DAYS INDICATED ON CALENDAR

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)
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 Jimsmith@towne-park.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

July 2018

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				

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!

