Towne Crier

425 Towne Park DR NE, Albuquerque, NM 87123
Clubhouse Office : 505-291-8379
Common Area Emergencies 505-417-0031

June 2016

TOWNE PARK HOMEOWNERS ASSOCIATION Est. 1984

2016 BOARD OF DIRECTORS

OFFICERS

Jim Jones
President

Paul Bowdoin
Vice President

Chris Farmer
Secretary

Tim Walker
Treasurer

DIRECTORS

James Gilliam

ALTERNATE

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Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

Our new Management Agent, Homeowners Association Management Company (HOAMCO) is tooling up to be ready to replace Sentry on June 1, 2016. All contracts and operating relationships will be in the name of Towne Park Homeowners Association with HOAMCO listed as our authorized agent.

I am hopeful that the transition, from Sentry to HOAMCO, will be uneventful. The tasks involved in changing property managers/agents are enormous and very complex. Operating Towne Park is like operating a small town. Whether you liked Sentry or not you must agree that generally the gates opened, the lights stayed on and the bills got paid. Mr. Justin Scott, CEO and owner of HOAMCO, made the Board a further commitment. He said, "If you stay with HOAMCO for 6 months or 6 years when you decide to terminate the relationship I assure you that you will have all the tools, files and resources you require, to do business the next day, the same as if HOAMCO is still on the job". This is probably the reason that HOAMCO has over a 90% retention rate for clients over the last 6 years.

Our Buildings and Grounds team , Jim Smith and Robert Everett, have completed all preparations for the opening of our pools on our target date of May 27, 2016. All repairs, rework as well as securing the proper authorizations for operation were completed by Jim and Robert. Both are certified pool technicians authorized to make adjustments and testing required for pool operation.

Jim and Robert have a list of projects: tree trimming and removal; repairs to fixtures on the common grounds and projects located in the front yard areas which will be addressed as time permits. If you have an issue please report it to Jim or Robert so that a review and decision as to how to address the issue may be developed. Our community is approaching 33 years old. Things wear out, need repair and in some cases must be replaced. We hope to have assistance from HOAMCO in helping to track our projects and provide guidance in developing a preventative maintenance program.

Finally, I was very disappointed that Roger Bevins and Mindy Connolly, two members of the Board of Directors, decided to resign their positions. I think they both had potential to make significant contributions to Towne Park. Roger was just getting his feet on the ground and Mindy played a principal role in securing the contract with HOAMCO. However, I thank them for their service.

Jim Jones
President TPHOA

Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, June 14, 2016 6:30 PM Clubhouse
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Summary of Board Meeting of May 10, 2016

The following is a synopsis of significant actions and information. Full minutes are available on Towne Park's website and paper copies are available in the Clubhouse foyer once they have been approved by the Board.

- The President reported on a Special Board meeting held on April 19, 2016. (This was the first Special Meeting of the Board called in the past 15 months.) This meeting was held at the request of Secretary, Mindy Connolly, specifically to approve a contract for Homeowners Association Management Company (HOAMCO) as the new Management Agent for Towne Park. All Board members were in favor of the selection of HOAMCO and the contract was approved by a vote of 7 in favor and none opposed. Full minutes of this Special Meeting were read into the record of the May 10, 2016 Board meeting.

- Mr. Michael Franciosi, Director of Client Services; Ms. Emily Spies, Director of Accounting; and Cherish Jaramillo, Community Association Manager from HOAMCO were introduced and responded to questions from the residents.

- A motion was made to replace the Secretary and Treasurer. These positions were vacated on April 24, and April 28 respectively. Paul Bowdoin moved to elect Ms. Chris Farmer as Secretary and Mr. Tim Walker as Treasurer. The motion was seconded and the motion was carried on a unanimous vote of the Board.

- Approval of the Minutes of the April 12, 2016 was deferred to a future Board meeting because of the wording of the reports for the motions. It was also noted that Sentry had not revised the February minutes as had been requested therefore approval of the February Minutes were again deferred to a future Board meeting. The President requested that the Secretary address these issues before the next Board meeting.

- A motion was made by James Gilliam to authorize a contract for Pyramid Concrete for $613.11 for concrete repairs at 512 Swope Park NE. The motion was seconded and passed by a unanimous vote of the Board.

- A special financial report that was prepared by Mr. Wally McCorkle and read into the record in which The Turner Law Firm had taken action in 7 cases. One case had been concluded with the recovery of $4681.40. The remaining 6 could result in an additional recover of $22,808.54.

Towne Park Homeowners Association Financial Summary
April 2016

ASSETS		LIABILITIES	
Cash in Bank - Operating	17,098.52	Accounts Payable	65,406.48
EJ - Maintenance Reserves	498,959.21	AP - Land Lease	10,000.00
LANB	84,518.57	Prepaid Assessments	7,277.48
EJ - Land Lease Reserve	86,024.61	Land Lease Funding vs Loan Exp	175,439.74
LANB Ckg/Savings	7,438.41	Loan - Land Lease	6,817,602.71
NMBT - Rental Escrow	1,100.00	Sec Deposit/Club House Dep	1,100.00
Accounts Receivable	60,695.20	Restricted Equity - Reserves	598,217.37
Master Ground Lease	6,831,000.00	Operating Equity	(44,180.34)
Operating to Ground Lease	300.00	Insurance - Capital Finance	7,972.20
Prepaid Assets	12,213.00		
Due from Oper to Reserve	29,488.12		
Due from Land Lease to Res	10,000.00		
TOTAL ASSETS	**7,638,835.64**	**TOTAL LIABILITIES**	**7,638,835.64**

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/ Under)
TOTAL INCOME	**109,845.27**	**378,285.92**	**425,989.18**	**(47,703.26)**
EXPENSES:				
Building Expenses	2,589.40	16,338.61	20,944.96	(4,606.35)
Grounds Maintenance	24,252.20	60,751.87	55,416.64	5,335.23
Pool/Club	0.00	768.13	3,166.72	(2,398.59)
Utilities	2,929.50	47,665.81	96,666.64	(49,000.83)
Mgmt/Admin	73,379.13	236,393.48	235,050.02	1,343.46
Reserves	9,829.36	29,829.36	39,317.48	(9,488.12)
TOTAL EXPENSES	**112,979.59**	**391,747.26**	**450,562.46**	**(58,815.20)**
SURPLUS/(DEFICIT)	**(3,134.32)**	**(13,461.34)**	**(24,573.28)**	**11,111.94**

Towne Park Social Committee News





The Towne Park Coffee held on Saturday, May 7, was attended by over 40 residents. The featured speaker, Jim Plitz, from "MLK Law Firm" gave a very informative talk on wills and trusts – not an easy topic but one that needs us to be fully aware of what the consequences are if we don't have a will. Not everyone needs a trust but if you have a complicated estate then a trust may be the answer. The centerpieces for the tables were wine bottles with roses – quite appropriate for Mother's Day weekend. A big thanks to the Social Committee for the work to put together this event. We also extend our thanks to those who brought wonderful "goodies" for the coffee.

Last year we had a successful "Take Back the Night" which included a picnic and participation from the Police Department – even Mayor Barry attended! We plan on having the same this year. The nationwide "Take Back the Night" is always on the 1st Tuesday of August – this year that will fall on August 2. We will do the same as last year - Put the date on your calendar! Another date to put on your calendar is the quarterly coffee that will be held on Saturday, August 27. We look forward to seeing many more residents participate in our events.

Towne Park Yard Sale



The Yard Sale was a huge success! A total of 61 homes held yard sales. 35 residents signed up at the clubhouse and their locations were included on the 271 maps distributed at the gate. Although not included on the map, an additional 26 residents also held sales. Signs were posted throughout the community. At the east gate, shoppers were directed over to the Presidio community for their sale.

Special big thanks to Jim Smith, Robert Everett and James Gilliam for the support they gave me in organizing of the Yard Sale.

The next Yard Sale will be September 10th. So mark your calendars. The weather "should" be good at that time. Please remember to sign up at the Clubhouse so your address can be included on the map to help shoppers find you!



Thank you to everyone who participated and made it a great success. Hope you all had fun!!!

Chris Farmer

Did You Know:

The Albuquerque Botanic Gardens has over one and a half miles of paths through formal and whimsical gardens designed to delight your senses. The Travel Channel cites ABQ Bio Park Botanic Garden as one of the top 12 in the country! Visit today!



Have an old computer and want to get rid of the hard drive?
Lack the equipment to get rid of your computer hard drive?
Don't trust others to destroy your computer hard drive?
Can't find the time to take your computer hard drives to the gun range?

Bring your computer hard drive to Drive Destructors – right here in Towne Park – and watch it be destroyed while you wait.

DRIVE DESTRUCTORS

computer hard drive destruction - while you wait
(extra fee applies if drive has to be removed from computer)

credit/debit card payments only

call 505-382-8210 for appointment or details

drivedestructors@gmail.com

Towne Park Swimming Pool Rules

NO LIFE GUARD IS ON DUTY

SWIMMING AT TOWNE PARK POOLS IS AT THE SWIMMER'S OWN RISK

- Residents must have a valid Pool Gate Entry Card and pool pass in their possession anytime they are inside the swimming pools' fenced area.
- Do not open gates for others. Residents have Entry Cards or keys. No climbing over the fence for entry.
- Individuals must shower before getting into the pool. Any individual having an apparent skin disease, sores or other visible physical condition that would be detrimental to others shall not get into the pool. Children in diapers must wear plastic pants over the diaper.
- Residents may have a maximum of four guests per household with them in the pool area. Residents assume total responsibility for the behavior of their guests. If the pool is over-crowded, the first individuals asked to leave will be residents with guests, giving priority of use to residents**. Residents must be present with guests at all times.**
- Children under 14 years of age **must** be accompanied and supervised by an adult resident 18 years of age or older.
- Proper swimming attire is required. No thong-type swimsuits, cutoff, street clothes, etc. or similar swimming attire are permitted.
- Flotation devices may be used, *but users must show consideration for other swimmers*.
- No food at the West Pool. Food is allowed in the East Pool Picnic Area only.
- Audio devices are allowed, *if headphones are used*.

The following are prohibited in the pool area:

- Playing with or vandalizing pool equipment or furniture;
- Profane or abusive language;
- Animals are not allowed inside the fenced area, except service animals per ADA guidelines;
- Possession of alcoholic beverages;
- Smoking of any type;
- Food, except at the East Pool Picnic Area;
- Glass bottles or glass ware of any type;
- Running, diving, jumping, boisterous, or rough play;
- Frisbees, squirt guns, balls (including tennis balls, basketballs, baseballs, softballs, golf balls);
- Shade canopies;
- Protrusions, extensions, obstructions, tripping hazards or entanglement in the pool or on the pool deck that could cause injury or entrapment;
- Climbing on the fence and/or bricks.

EAST/WEST SWIMMING POOL HOURS
WEST POOL
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

The swimming pools are monitored by security cameras. If the security company observes people using the swimming pools after hours, the Police will be called.

Pools may be monitored by Pool Monitors, the Towne Park Security Company, members of the Towne Park Safety and Security Committee, or members of the Towne Park Board of Directors.

Failure to comply with the above rules may result in being asked to leave the pool area or may result in a fine and suspension from the use of the pools for the remainder of the season.



Towne Park Calendar of Events

May 2016

June 14, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

June 19, Father's Day

June 20, Summer Solstice

June 21, Tuesday
Those Who Live Alone
Dine at Papa Felipe's
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

SAVE THESE DATES:

August 2, Tuesday
Take Back the Night
Clubhouse

August 27, Saturday
Quarterly Coffee
10:00 - 11:30 AM, Clubhouse

September 10, Saturday
Towne Park Fall Yard Sale

Water Exercise Class @ the East Pool
Monday, Wednesday, Friday
9:00 - 10:00 AM

Towne Park Homeowners Association

Please note new and updated information!

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 ONLY:
505-417-0031

EMERGENCY 911 OR 242-COPS

Towne Crier
Notifications and Classified Ads

Please send materials as a pdf or jpg file
To: Cherish Jaramillo at cjaramillo@hoamco.com
Deadline is the 20th of each month

REVISED ADVERTISING RATES:
Business Card $45 **Quarter Page $75**
Half Page $125 **Full Page $210**

Send advertisement payments to:
Jim Smith
425 Towne Park Drive NE
Albuquerque, NM 87123

HOAMCO CLUBHOUSE OFFICE HOURS
9:00 AM - 12:00 NOON, AS INDICATED BELOW

June 2016

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		

Spring & Summer Watering Restrictions
Time-of-Day Watering Ordinance
Annually, April 1 - October 31
No sprinkler usage from 11 am to 7 pm

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!



