Towne Crier

JUNE 2017

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 BOARD OF DIRECTORS

OFFICERS

Paul Bowdoin
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Tim Walker
Vice President

Chris Farmer
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Glenn Herrington
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Tom Bussell
James Gilliam
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Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

Summer officially begins in June and we're looking forward to enjoying more of the outdoor facilities Towne Park offers. The pools are open and the Pool Rules are included in this month's Crier. Following these rules will only make it a pleasant experience for all of our families and guests. The tennis courts and park areas give us more room to play.

The Board has hired ACP Security, Albuquerque Courtesy & Parking LLC. Their contract is for patrols of our property three times per night, seven days a week. They will, among other duties, tag illegally parked vehicles and work with Greg's Towing in removing vehicles that need to be removed from the property. In addition, they will patrol the pools. (*more information on page 5*)

ABQ Zoning informed us that a $25 city permit is required when raising a wall, then an ACC request is submitted. Because Towne Park is private property, we believe this city permit can only pertain to the perimeter walls. We believe interior walls only need an ACC approval.

We all love our animals but dogs not on leashes continue to be a problem. Our CC&R's and Resident Guide Book require that all dogs must be on a leash anytime they are off your property. And, because it's a health and safety concern, be courteous to others who use the parks and pathways by cleaning up after your pet's business and disposing it in the red garbage cans or in your own trash. There are always free bags available in the dispensers around both parks for that purpose.

On a positive note...things around Towne Park continue to improve. *You'll see that some of our older and unsightly trees are coming down.* The board is pleased with Pro Lawn's service and appreciate the monthly report made available by their management. The Library has become a totally inviting area! Barbara and Sal work diligently to make this a useable resource for everyone. Thanks to you both! The park was busy during the Yard Sale, we hope the day was fun and profitable for everyone!

Our Social Committee headed by Jeanne Breck and Flo Sayer continue to plan amazing neighborhood potlucks and Saturday morning coffees. If you aren't participating, you're missing out. Check out this month's calendar and be sure to attend!

If you have travel plans over the summer, be sure to let your neighbors know you'll be gone, stop your paper and mail delivery so things don't pile up.

Finally, Happy Father's Day to all the dad's in Towne Park, it's a perfect day to relax, spend time with the kids and grandchildren or just have a little down time of your own.

Paul Bowdoin
President, TPHOA

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, June 20, 2017 6:30 PM at the Clubhouse

Deadline for July Crier submissions is June 16th

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners,

I hope everyone is enjoying this warmer weather that we have had lately. The HOAMCO after hours emergency phone number has changed recently. Please update the NEW number for your records so if you need to contact HOAMCO in the future you will have the correct emergency number. The NEW Number is: 855-210-0353.

Also, after much discussion the board has decided to move the monthly Board of Director meetings to the third (3rd) Tuesday of the month so that the Financial statements being presented are from the previous month. The start time will remain at 6:30 pm and we look forward to seeing you every month on the third (3rd) Tuesday.

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

Children's Playground Expansion

Towne Park's Board of Directors and the Children's Playground Committee have mutually agreed to delay the beginning of work to enhance the playground area until after the summer pool season. Proposed new equipment will require more space, and the work essential to expanding that area of the east park could possibly interfere with homeowner enjoyment of the recreational opportunities it offers during the summer vacation months.

Free Community Dumpster

The free Towne Park Community Dumpster will be provided on June 2nd, 3rd, & 4th located next to our dumpster. The only items not accepted are tires. You can bring over paint cans, furniture and other items found in your garage you want to get rid of.

PLEASE ... NO DUMPSTER DIVING!!!

Heart Disease

By Chris Farmer

On April 25th I had a heart attack. I was so surprised because I had no symptoms and no pain. I have no history of heart problems but my family did. Many women think the signs of a heart attack are unmistakable. They are not! In fact they can be confusing. You could feel short of breath. It feels like you ran a marathon, but you haven't made a move. Some women experiencing a heart attack describe upper back pressure that feels like squeezing or a rope being tied around them, dizziness, lightheadedness or actually fainting are other symptoms to look for. "Many women take an aspirin if they think they are having a heart attack and never call 9-1-1." "But if women think about taking an aspirin for a heart attack, they should also call 9-1-1."

My heart attack had none of these symptoms. I started on Sunday eating spicy food, then I had lots of loud belching. I took my anti-acid medication and on Monday still had belching. I took 800 mg of Ibuprofen and anti-acid medication, hoping it would stop and I would get some sleep. On Tuesday, the symptoms were still there. I had achy-ness added to my symptoms in both arms and chest, but no pain. Then I went to the hospital. It was three days later. The arteries were over 90% blocked. I could have died! I had four stents put in my arteries. Even with that I had no pain. I had lots of fatigue for 3 months and still no idea. I saw 5 doctors and had 3 antibiotics for flu type symptoms.

Women are somewhat more likely than men to experience some of the other common symptoms, particularly shortness of breath, nausea/vomiting and back or jaw pain.
Heart disease is preventable!

Schedule an appointment with your healthcare provider to learn your personal risk for your heart.

Quit smoking. Did you know that just one year after you quit, you'd cut your risk of coronary heart disease by 50 percent? Start an exercise program. I know "YUK!" Just walking 30 minutes a day can lower your risk for a heart attack and stroke. Modify your family's diet, if needed. "ANOTHER YUK!" Learn smart substitutions, healthy snacking ideas and better prep methods.

These suggestions could save your lives. Believe me "Life is worth living!"

Towne Park Spring Yard Sale

The Spring Yard Sale was a great success for residents. The weather was perfect. At least 54 homeowners displayed their merchandised, and over 250 maps were handed out at the gate to the buyers. This yard sale was a joy and many residents thanked us and stated this was the best yard sale of all. It was fun!

If you missed this one, mark your calendar for September 16, 2017 for the Fall Yard Sale. We will do our best to make this one great also.

I would like to thank Jim Smith and Robert Everett for their devoted help they gave me in making sure this yard sale was a huge success. They always work way above what is expected of them.

Chris Farmer







HOAMCO
PROFESSIONAL COMMUNITY MANAGEMENT
OUR ONLY BUSINESS

FINANCIAL SUMMARY
March 31, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	154,720.32	Accounts Payable	4,208.38
Cash in Bank - Reserve	486,923.68	Prepaid Assessments	17,446.54
Cash in Bank - Land Lease	112,312.52	Security Deposit	1,100.00
Cash in Bank - Rental Escrow	1,100.00	Land Lease Loan	6,173,169.07
Accounts Receivable	81,716.53	Operaring Equity	125,958.62
Master Land Lease	6,311,000.00	Reserve Equity	599,496.99
Prepaid Insurance	14,050.00	Land Lease Equity	240,443.45
TOTAL ASSETS	**7,161,823.05**	**TOTAL LIABILITIES & EQUITY**	**7,161,823.05**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**105,449.38**	**309,098.30**	**292,007.04**	**17,091.26**
EXPENSES				
Administrative	16,382.61	51,474.75	76,299.36	24,824.61
Building Maintenance	6,168.93	14,419.03	12,934.74	(1,484.29)
Grounds Maintenance	14,299.68	43,658.30	40,150.03	(3,508.27)
Pool/Spa/Clubhouse	2,492.78	3,754.06	1,300.02	(2,454.04)
Utilities	18,214.02	55,544.55	72,375.00	16,830.45
Transfer Between Funds	41,462.14	123,853.69	122,734.32	(1,119.37)
TOTAL EXPENSES	**99,020.16**	**292,704.38**	**325,793.47**	**33,089.09**
SURPLUS/(DEFICIT)	**6,429.22**	**16,393.92**	**(33,786.43)**	**50,180.35**

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FINANCIAL SUMMARY
April 30, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	159,965.29	Accounts Payable	30,007.70
Cash in Bank - Reserve	486,970.35	Prepaid Assessments	13,791.78
Cash in Bank - Land Lease	108,442.12	Security Deposit	1,100.00
Cash in Bank - Rental Escrow	1,100.00	Land Lease Loan	6,162,558.72
Accounts Receivable	85,667.08	Playground Funds	525.00
Master Land Lease	6,311,000.00	Operaring Equity	99,862.14
Prepaid Insurance	11,336.00	Reserve Equity	609,452.10
		Land Lease Equity	247,183.40
TOTAL ASSETS	**7,164,480.84**	**TOTAL LIABILITIES & EQUITY**	**7,164,480.84**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**101,334.22**	**410,432.52**	**392,350.72**	**18,081.80**
EXPENSES				
Administrative	45,281.41	96,756.16	101,910.48	5,154.32
Building Maintenance	980.26	15,399.29	17,246.32	1,847.03
Grounds Maintenance	15,527.36	59,185.66	53,450.04	(5,735.62)
Pool/Spa/Clubhouse	382.41	4,136.47	1,733.36	(2,403.11)
Utilities	24,656.82	80,201.37	96,500.00	16,298.63
Transfer Between Funds	40,602.44	164,456.13	163,233.76	(1,222.37)
TOTAL EXPENSES	**127,430.70**	**420,135.08**	**434,073.96**	**13,938.88**
SURPLUS/(DEFICIT)	**(26,096.48)**	**(9,702.56)**	**(41,723.24)**	**32,020.68**

OUR NEXT SATURDAY MORNING COFFEE IS COMING IN JUNE!

It will be June 17th to be exact at 10:00am and wow! do we have a program for you. Ms. Jill Garcia of the Albuquerque Police Department (APD) will be our guest speaker and she plans to discuss "Crime Prevention and Safety In The Home". She will also be talking about the APD's Neighborhood Watch Program. Coffee and Goodies will be provided by your Social Committee and yes, there will be prizes. However, you need to attend in order to see what the prizes will be!

SAVE THE DATE: August 1. 2017, Annual National Night Out

Remember to put on your calendar our **Annual National Night Out** for August 1st. Mayor Richard Berry and APD Chief Gordon Eden Jr. with staff have been invited to join us. It will be a potluck with some of the best dishes you have ever tasted from our wonderful chefs in Towne Park, for sure. To make the evening even more special, there will be a Silent Auction featuring the creative genius of our crafters/artists in residence. Bidding will be for the items donated to raise money for the Towne Park Children's Playground. These are categories for the various items that will be available for bid: Painting (any media), woodworking, sewing, sculpturing (any media), gardening, photographing, jewelry, glass-work, pottery, metal.

So, plan to donate and plan to attend and plan to bring a dish and have a ball!



Aerobics swim class will be held every Monday, Wednesday and Friday weather permitting at the East pool from 9:00am to 10:00 am. Bring your towel, sunscreen, hat and of course that fabulous swim suit you tucked away and get ready for a great time all summer long, meeting neighbors you saw last summer and hopefully meeting new neighbors……See You There!! (*photo credit to Anne Blackburn*)

Jeanne Breck ,
TPHOA Social Committee







JUNE1, 2017, NEW SECURITY PATROL & PARKING COMPANY ENFORCING TPHOA VEHICLE POLICIES

Identification, Licensing and Insurance

Each auto, pick-up truck and motorcycle owned or leased by a Towne Park resident which is driven or parked within the Towne Park property shall have proper identification, official licensing and liability insurance. The following requirements apply to all vehicles:

- Residents shall obtain a Towne Park vehicle decal for each of their vehicles from Towne Park Management within seven (7) days of taking residence or acquiring a vehicle while living in Towne Park.
- The decal must be attached and plainly displayed on the inside driver's side of the vehicle's windshield. If no windshield is part of the vehicle design, the resident shall work with management to determine acceptable placement of the decal.
- The vehicle must have and properly display an official New Mexico (NM) state license plate with a current, attached registration sticker. New residents to New Mexico are required to have NM driver's license and registration replacing that of their previous state of residence within sixty (60) days of their move.
- The resident shall have liability insurance on each motor vehicle that is equivalent to what is legally required to operate a similar vehicle on Albuquerque streets.

Operation of Motor Vehicles

Operating motor vehicles within the Towne Park property shall comply with the following criteria:

- The operator must be in possession of a current, official NM driver's license for the type of vehicle operated. New residents of New Mexico have ninety (90) days to replace their out-of-state license with a NM license.
- The operator must comply with all traffic signs.
- The maximum speed limit on Towne Park streets is twenty (20) miles-per-hour, unless weather conditions dictate a slower speed for safety.
- The maximum speed in all designated parking lots and areas is five (5) miles-per-hour.

Parking of Motor Vehicles

Daily and nightly patrols are conducted on Towne Park property to ensure that parking of motor vehicles is managed according to the criteria listed below. The prescribed penalties for violations are also indicated in the information.

- Appropriate licensing and registration (as described in "Identification, Licensing and Insurance" herein) are inspected by the patrol. If either is missing from the vehicle or out of date:
  a) Patrol will post a warning notice on the vehicle for the first offense.
  b) If the offense has not been corrected at least twenty-four (24) hours later, patrol will tow the vehicle off property to be impounded per NM law regarding private property impounds.
- No inoperable or stored vehicles may be parked within the Towne Park property except in the private garage of the resident's unit.
  a) A warning notice will be posted on the vehicle at first inspection.
  b) At second inspection, at least twenty-four (24) hours later, the patrol will cause a $35.00 fine to be posted on the resident's account if the vehicle has a Towne Park resident decal on the windshield. If no decal is present, patrol will tow the vehicle for impound as per NM law regarding private property impounds.

c) At third inspection, at least twenty-four (24) hours later, the vehicle will be towed off property and impounded per NM law regarding private property impounds regardless of Towne Park resident decal.

- No parking on any street from 12:00am to 5:00am. ("On street" is defined as any wheel of the vehicle being situated past the concrete or touching the paved asphalt.)
- No parking with any part of the vehicle on the landscaped area of a unit lot.
  a) For either or both of these violations, patrol will post a warning notice on the vehicle.
  b) For the second violation, at least twenty-four (24) hours later, patrol will tow the vehicle off-property and impound as per NM law regarding private property impounds.
- No vehicle of a rated capacity of over one (1) ton may be parked visibly anywhere within the Towne Park property from 12:00am to 5:00 am.
  a) A warning notice will be posted on the vehicle at first inspection.
  b) For the second violation, at least twenty-four (24) hours later, patrol will tow the vehicle off-property and impound as per NM law regarding private property impounds.
- No parking is permitted in the West Clubhouse parking lot or the East Pool parking lot from 11:00pm to 5:00am.

  Patrol will tow vehicle off property for impound as per NM law regarding private property impound. No warning is given for this violation.
- Recreational Vehicle Parking

  No boat, trailer of any kind, camper, recreational vehicle or any sort of temporary structure shall be parked or left anywhere within the Common Areas or public view on any lot. Campers and Recreational Vehicles may be brought on the property for cleaning or packing during the day and removal by nightfall.
  a) A fine of up to $250.00 per occurrence shall be levied by the Board of Directors to be placed on the Association Member's assessment/bill by the Management Company.
  b) Additionally, patrol will cause the vehicle to be towed if the available towing facility deems that action feasible.
- <u>No Commercial Vehicles</u>

  Commercial vehicles may not be parked or left anywhere within the Common Areas or public view upon any lot from 12:00am to 5:00am.
  a) Patrol will post a warning notice on the vehicle at first inspection.
  b) For the second violation, at least twenty-four (24) hours later, patrol will tow the vehicle off-property and impound as per NM law regarding private property impounds.
- Parking Lots A-I contain marked spaces for the parking of both resident and visitor vehicles. Patrol will identify vehicles parked either inappropriately or carelessly. Vehicles not parked within a single space or parked in a manner so as to occupy more than one space fall into this category. Inoperable or stored vehicles are also violations.
  a) A warning notice will be posted on the vehicle at first inspection.
  b) At second inspection, at least twenty-four (24) hours later, the patrol will cause a $35.00 fine to be posted on the resident's account if the vehicle has a Towne Park resident decal on the windshield. If no decal is present, patrol will tow the vehicle for impound as per NM law regarding private property impounds.
  c) At third inspection, at least twenty-four (24) hours later, the vehicle will be towed off property and impounded per NM law regarding private property impounds regardless of Towne Park resident decal.
- Visitor Vehicle Parking
  a) Visitors may park in Lots A-I if the visitor or homeowner places a slip of paper on the dashboard plainly visible to patrol stating the address and phone number of the Unit being visited and the end date of the visit. The phone number enables security to phone the owner if the car is damaged or involved in tampering.
  b) Residents moving in or out may need to have authorization for overnight parking of a moving vehicle. Contact the Building and Grounds Manager Monday thru Friday in the clubhouse office to arrange a permit with parking location instructions.

June 17,2017
Towne Park Saturday
Morning Coffee

presentation on
"Crime Prevention and Safety" by APD

10:00 AM to 11:30 AM

Clubhouse



Dessert and drinks provided





Bill Shue
REALTOR®
Cell: 505-263-5581
Office: 505-293-8400
Century 21 Unica Real Estate

As of May 19th, 15 Homes have Sold in Towne Park this Year and 7 other Homes are currently Pending Closing .

Homes are selling!!

The Market is Changing!!

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

E-mail me at ABQshue@aol.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

June 2017

June 2 - 4, Free Dumpster Available near the Clubhouse

June 13, Tuesday
Those Who Wish to Dine at Trombino's
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

June 14, Flag Day

June 17, Saturday
Saturday Morning Coffee with presentation,
10:00 - 11:30 AM at the Clubhouse

June 18, Father's Day

June 20,Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

June 20, Summer Begins!

June 30, Friday
Towne Park "Lunch Bunch" Dine at Weck's
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

Monday, Wednesday, Friday
Water Exercise Class at the EAST POOL!
9:00 - 10:00 am

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

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 for July Crier submissions is June 16th

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

June 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	

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!

