Towne Crier

May 2017

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 BOARD OF DIRECTORS

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Jim Smith
Jrsmith4310@hotmail.com

President's Message

We love that Spring is in the air! This month we'll have our annual Spring Yard Sale and afterward will bring the dumpster back that's provided to us by the city. Information is including in this month's Crier about signing up for the Yard Sale. We also need a few volunteers to help those who are unable to transport items to the dumpster, please contact Jim Smith if you'd like to volunteer. If you are handicapped/physically unable to get your trash to the dumpster, please call or email Jim Smith and he will put your name on a list so that our volunteers can assist you.

A few upgrades are happening at the Clubhouse! We have hot water in the kitchen, new blinds will be installed soon and some of the old donated chairs will be sold in the Yard Sale and the proceeds will go toward our Playground Fund. We do need a better sofa for the office lobby area. If you know of a good deal, please let Jim Smith know.

With the warmer weather, you might have noticed that the pools are being readied to open. Opening date will be sometime between May 15 and Memorial Day weekend and will depend on the weather and water temperature. Pool Rules are posted at each pool and will be included in the June Crier. It's important to follow the rules so everyone can enjoy the Towne Park pools.

Please read the articles included in this issue regarding the upkeep of your property, the work of the Compliance Committee along with the proper steps to take when you plan any maintenance and improvements to your home and property. A reminder about open garage doors and finally, please do not give directions or orders to employees of ProLawn as they work throughout our community. Any communications regarding their service must go through Jim Smith. ...thanks!

And finally, we believe the issue of Late Charges has been resolved! If you will follow the directions provided by Cherish Jaramillo, our HOAMCO representative, on the next page of this Crier, there shouldn't be any late charges. Payments are always due on the 1st of each month. By mailing or using the Clubhouse drop box by the 6th of the month, your payment should arrive in time and incur no late charges. Payment envelopes placed in the Clubhouse drop box will be date stamped and logged in as well.

Thanks to the Social Committee and their many volunteers. They held a wonderful Easter Egg Hunt last month which was well attended. The next event is a Community Potluck, "Spring Fling" on Saturday, May 27th at the Clubhouse, 5-7 PM. We hope to see many of you there. Of course, Mother's Day will bring families together and we hope everyone has a safe Memorial Day.

Paul Bowdoin
President, TPHOA

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, May 9, 2017

6:30 PM at the Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO

I hope everyone is enjoying this warm weather and all the flowers in blooms. Please remember to always have your animals on a leash when walking in the community.

Please keep in mind as ProLawn is in the community conducting business they are to not be disturbed. If you have something that you need addressed with ProLawn regarding the landscaping the appropriate procedure is to reach out to Jim Smith at 505-291-8379.

I wanted to discuss the late letters that were issued last month for the homeowners that utilize the clubhouse drop box. Please keep in mind that if you are using the drop box for your payment that it is due on the first (1st) of every month and late on the eleventh (11th), so please do not drop off your payment on the 9th or 10th of the month and expect it to make it to the bank processing center in Las Vegas by the 10th. Please allow extra mailing and processing time for your payment to make it on time and not be late.

Thank you all with your help with this and making the payment processing run smoothly.

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

Heads Up!

Tom Bussell, TPHOA Board

There are more than a few new faces in Towne Park. Welcome, new residents!

We are grateful for those new owners who have stepped forward with their input. It should surprise no one that they see our community with fresh eyes. The number one comment has come from those who have tried our walking paths and been more than a little disappointed at the “mess” they often see in the yards.

With that in mind, the Board of Directors has established a Compliance Committee, volunteer homeowners who will be walking our paths and streets with an eye to things that need repair, maintenance or a good old-fashioned cleanup. In our Unit Lease, paragraph 10, we are given guidelines as to our homeowner responsibility in these areas. Paragraph 13 gives direction to the Board and Management as to their duties in bringing about compliance from each homeowner.

So, we urge all Association Members to take pride and responsibility in the appearance of their individual lots and homes. And, if you should receive a letter from management regarding an issue needing your attention, know that you will have thirty (30) days in which to make requested improvements. Take a look at your property focusing on neat and clean landscaping, environmental hazards or trash, building or wall maintenance and exposed storage. All of these will be included in the inspection reports of the next few months.

Maintenance & Improvements

Tom Bussell, TPHOA Board

The Architectural Control Committee (ACC) has been busier than usual reviewing requests from homeowners. It’s good to see members focusing on maintenance and improvements to their homes, and this is certainly the right time of year for that kind of work. Please remember that Article 19, Section 19.2 of our C,C&Rs prohibits the exterior of any dwelling or related improvements upon the Lot Building Areas to be changed, altered or modified from that of the original construction. That includes, without limitation, changes to a different color, different building materials or other characteristics which would result in deviation from the original architectural and external design or harmony established in the initial design, construction and landscaping of Towne Park.

An ACC request must show the nature, kind, shape, height, materials and location o your proposed construction. The Committee has sixty (60) days after submission of the request, plans and specifications in which to approve or disapprove the construction. The Committee Members have been striving to respond faster than that, but you can avoid hassle and disappointment by simply having realistic expectations along with the knowledge that Article 19, Section 19.3 specifies sixty (60) days.

If you’re unsure as to whether your project requires ACC approval, the best approach is to fill out the application. An approved ACC request protects the homeowner as well as the Association from any potential problems. In addition, you may address any question you have to the Architectural Control Committee and dropt it at the Clubhouse. Please include phone number and email address so that the committee may contact you.

Good luck with all your improvements, and remember that requests for change-overs to xeriscaping also require approval by the ACC. Request forms for ACC approval may be found at the Clubhouse in the racks outside the business office door. The committee has provided Towne Park Xeriscaping criteria in printed format to our Building and Grounds manager Jim Smith

Towne Park Yard Sale

Chris Farmer, TPHOA Board

Dear Residents,
There will be a "Spring Yard Sale" within our Towne Park Community on Saturday, May 20 from 8:00 am to 2:00 pm.

If you would like to participate in the Towne Park yard sale you need to sign up at the Clubhouse any weekday from 7:00 am to 4:00 pm, There will be a sign up sheet on the office door. When you sign up your address will be put on a map that will be given to people coming through the gate so they know which homes are participating.

For all who are participating there will be a $5.00 charge. The fee will be charged to your monthly statement or you can drop an envelope with your name, address and a check for $5.00. Please place it in the drop box at the office on the south side of the building.

There will be many signs around the community announcing this great event. There will be arrows pointing to streets that are out of the way having yard sales.

This event will be advertised in the Albuquerque Journal on Friday and Saturday. In addition, if anyone would like to take signs to different businesses around the community they can be picked up in the office after May 1st.

If anyone wants to have their yard sale in the Clubhouse parking lot on the west side or at the swimming pool area parking lot on the east side, they can. Just clean up the area after the event is over. It will be a great place to visit with other homeowners buying, trading and selling to outside visitors. Sell a lot and have fun!!!



HOAMCO

FINANCIAL SUMMARY
February 28, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	138,393.13	Accounts Payable	9,227.43
Cash in Bank - Reserve	486,904.32	Prepaid Assessments	11,465.68
Cash in Bank - Land Lease	116,226.30	Security Deposit	1,100.00
Cash in Bank - Rental Escrow	1,100.00	Land Lease Loan	6,287,478.18
Accounts Receivable	79,278.11	Operating Equity	109,564.70
Master Land Lease	6,405,300.00	Reserve Equity	569,166.87
Prepaid Insurance	14,050.00	Land Lease Equity	155,608.10
TOTAL ASSETS	**7,241,251.80**	**TOTAL LIABILITIES & EQUITY**	**7,143,610.96**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**101,435.94**	**102,212.98**	**97,961.68**	**4,251.30**
EXPENSES				
Administrative	19,345.64	35,092.14	25,299.12	(9,793.02)
Building Maintenance	4,032.80	8250.10	4,311.58	(3,938.50)
Grounds Maintenance	16,119.35	29,358.62	13,550.01	(15,808.61)
Pool/Spa/Clubhouse	180.00	1261.28	433.34	(827.94)
Utilities	19,440.85	37,330.53	24,125.00	(13205.53)
Transfer Between Funds	41,220.44	41,220.44	41,117.44	(103.00)
TOTAL EXPENSES	**100,339.08**	**152,513.11**	**108,836.49**	**(43,676.62)**
SURPLUS/(DEFICIT)	**1096.86**	**(50,300.13)**	**(10,874.81)**	**(39,425.32)**

OPEN GARAGE DOORS NOT A GOOD IDEA

Diane Schulte, TPHOA Board

At the April Board meeting, it was mentioned that some folks are leaving their garage doors open to let their children run in and out to play in the streets. This is not a good idea and we would ask parents to please keep your garage doors closed as much as possible. Hopefully, this might also help to minimize children playing in the streets. We would not want anything to happen to our Towne Park children while they are running to and fro in their exuberance to play. I speak from personal experience when neighbors of mine years ago lost their only son when the little boy ran into the street unaware. He was accidentally hit and killed by a workman's truck. The family was never the same.

The CC and R's do address garage doors in Article 7 Section 7.2 "Prohibited Uses" where (d) states that garages and carports will be used for the parking of vehicles only and garage doors shall remain closed at all times except when entering or exiting. From time to time, all of us use our garages for other purposes like storage, carpentry, car repair, etc. However, let's try to keep the open garage doors to a minimum whenever possible and especially not using them to let our dear children run unsupervised back and forth into the streets. The safety of our Towne Park children is so very important.

Thank you everyone!





505-319-5135

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Social Committee Update



THANK YOU PETER RABBIT!

What a fabulous Easter Egg Hunt at the clubhouse on April 15th! We had 23 adorable Towne Park children (counted them….) and approximately 50 grown-ups. Thank you to everyone who came and enjoyed the lovely time on a sunny Saturday morning. The height of our special day was having Mr. Peter Rabbit join the fun and all of the children just loved him and lots of pictures were taken of the boys and girls with Mr. Peter Rabbit.

The Easter Egg Hunt was followed by a jelly bean game and an egg drop relay race. Easter Baskets were given as prizes and the games were followed by pink lemonade and little cakes for all! Yummy! Thank you also to the Towne Park Board of Directors who increased the Social Committee budget so that our Social Committee had the extra funds to make this day so very special for all of our children in Towne Park. A special from-the-heart thank you to James Bingham for his most fabulous contribution of Mr. Peter Rabbit himself! You rock, James!





Photos by Lorretta McCorkle of Towne Park residents and the Social Committee Members Jeanne, Diane, and Flo with Mr. Peter Rabbit.

Towne Park Community Potluck



Saturday, May 27th
5:00 - 7:00 PM

Towne Park Clubhouse

Beverages will be provided.

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

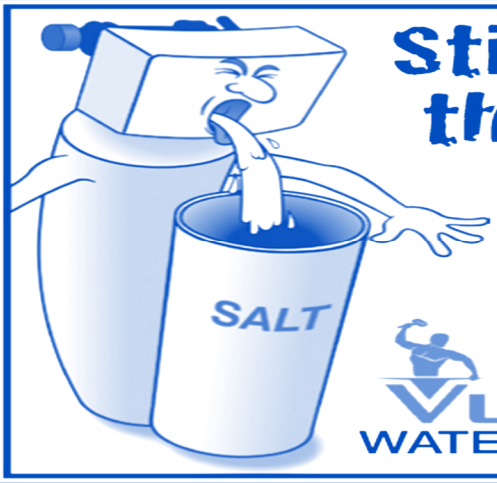


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Year to Year Sale Comparison for Towne Park Homes

Year	# of Homes Sold	Avg Size	Avg Price per Sq Ft	Days On Market
2016	31 closed	1419 sq ft	$113.90	63 days
2015	37 closed	1484 sq ft	$107.16	80 days
2014	27 closed	1403 sq ft	$103.70	83 days
2013	31 closed	1336 sq ft	$103.63	75 days

Homes SOLD this year as of of April 18, 2017

2017	11 closed	1279 sq ft	$116.37	71 days

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 Calendar of Events

May 2017

May 9,Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

May 14, Mother's Day

May 16, Tuesday
Those Who Wish to Dine at Mimi's
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

May 20, Saturday
Towne Park Community Yard Sale
8:00 AM - 2:00 PM

May 26, Friday
Towne Park "Lunch Bunch" Dine at Olive Garden
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

May 27, Saturday
"Spring Fling" Community Potluck
Drinks will be provided. 5:00pm to 7:00pm.

May 29, Memorial Day

Save this June Date!
June 17, Saturday Morning Coffee with presentation, 10:00 - 11:30 AM

Monday, Wednesday, Friday
Aerobic Exercise Class in the CLUBHOUSE!
9:15 - 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 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

May 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			

